

# 600 ACRE FARM

# CRP FOR SALE

## Two Buttes, CO • Prowers County



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### PRICE IMPROVEMENT

Introducing 574.2 acres of CRP offering an impressive return on investment. Enrolled in the CRP program in 2022, this property will generate an annual income of \$18,779 until 2032.

#### Legal:

Township 27 South, Range 43 West of the 6th P.M.  
Section 32: S $\frac{1}{2}$   
Section 33: NW $\frac{1}{4}$ ; W $\frac{1}{4}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

**Water:** None

#### 3 CRP Contracts:

<b>Acres:</b> 405.95	<b>Bid:</b> \$32.96	<b>Total:</b> \$13,380
160.05	\$32.96	\$ 5,275
<u>8.20</u>	<u>\$15.15</u>	<u>\$ 124</u>
<b>Total: 574.20</b>	<b>\$81.07</b>	<b>\$ 18,779</b>

**Deed Acres:** 600

**Taxes:** \$1,092.34 (2023)

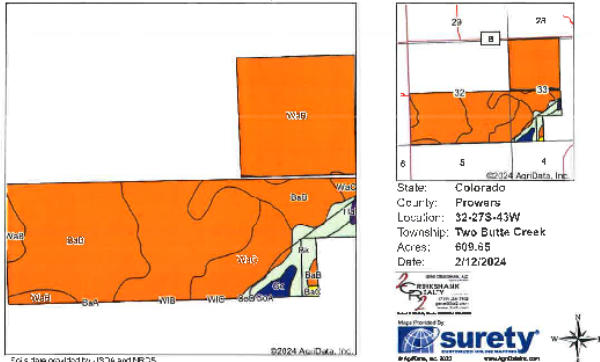
**Price: \$485,000**

**Directions:** The land is located in the southeast portion of Prowers County, approximately 18 miles east of Two Buttes Mountain. From highway 287, turn east on county road B and continue for 18 miles until you reach county road 26. The west side of the property begins  $\frac{1}{2}$  mile south of the county road B and county road 26 intersection. The northeast side of the property





Thompson Soils Map



State: Colorado  
 County: Frowers  
 Location: Two Butte Creek  
 Acres: 609.88  
 Date: 2/12/2024



Soils downloaded by: 187644118725  
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Archived Soils, Ending 2/5/2024 Area Symbol: CO016r, 8mi Area Vers on: 11  
 Area Symbol: CO02B, Soil Area Vers on: 9

Code	Soil Description	Acres	Percent of field	Soil class legend	Soil Class	Grain sorghum H <sub>2</sub> O	Winter wheat H <sub>2</sub> O	WCCPI Overall	WCCPI Corr	WCCPI Small Grains	
WaH	Wiley silt loam, 0 to 3 percent slopes	307.38	49.7%	Orange	IIIe	18	20	18	14	19	
PaR	Basal clay loam, 0 to 3 percent slopes	113.24	18.5%	Orange	IIIe	16	24	25	15	23	
WaC	Wiley silt loam, 3 to 8 percent slopes	97.84	15.9%	Orange	IIIk	17	15	16	14	18	
Rk	Breaks-3 level and terraces	34.47	5.6%	Green	IIIc	18	18	18	18	18	
Gc	Goshute silt loam	7.25	1.2%	Blue	IIIc	35	35	20	28	11	
HdD	Harvey silt loam, 9 to 18 percent slopes, terraces	2.15	0.3%	Yellow	IIIc	12	12	11	11	11	
PaC	Basal clay loam, 3 to 8 percent slopes	1.01	0.1%	Yellow	IIIa	18	25	25	15	23	
WIC	Wiley silt loam, 3 to 8 percent slopes	0.29	0.0%	Orange	IIIa	17	15	17	8	12	
WIB	Wiley silt loam, 1 to 3 percent slopes	0.26	0.0%	Blue	Iu	18	20	17	8	12	
CoD	Coaly silt loam, 1 to 3 percent slopes	0.06	0.0%	Purple	Vs	18	18	18	9	18	
Weighted Average				-	-	17.1	20.2	0.2	18.7	12.6	18.7

\* In Chase we're taking average corn yield calculated on the current soils data due to missing data.

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Thompson Location Map

