

FOR SALE



480 ACRES CRP

BACA COUNTY, COLORADO

Legal: Township 29S – Range 45 West of the 6th P.M.

Section 28, S½ and Section 29 SE½

CRP: Two CRP Contracts expires in 2030

CRP Acres #1 320.76

#2 151.78

Total CRP Acres: 472.54

CRP Bid: #1 \$26/ac \$8,340.00

#2 \$26/ac \$3,946.00

Total Annual Payment: \$12,286.00

2024 CRP Payment to be Prorated to Closing

Minerals: None

Taxes: \$774.56

Location: From Two Buttes, CO., go South on CR 37 6 miles to CR KK, go West on CR KK 4 miles then North on CR 33 one mile to the SE property corner.

Price: \$307,200.00

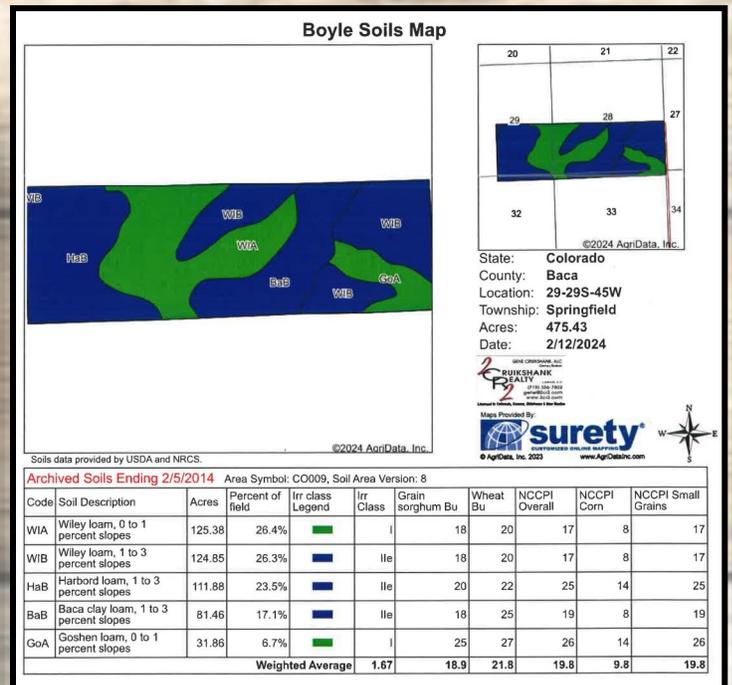
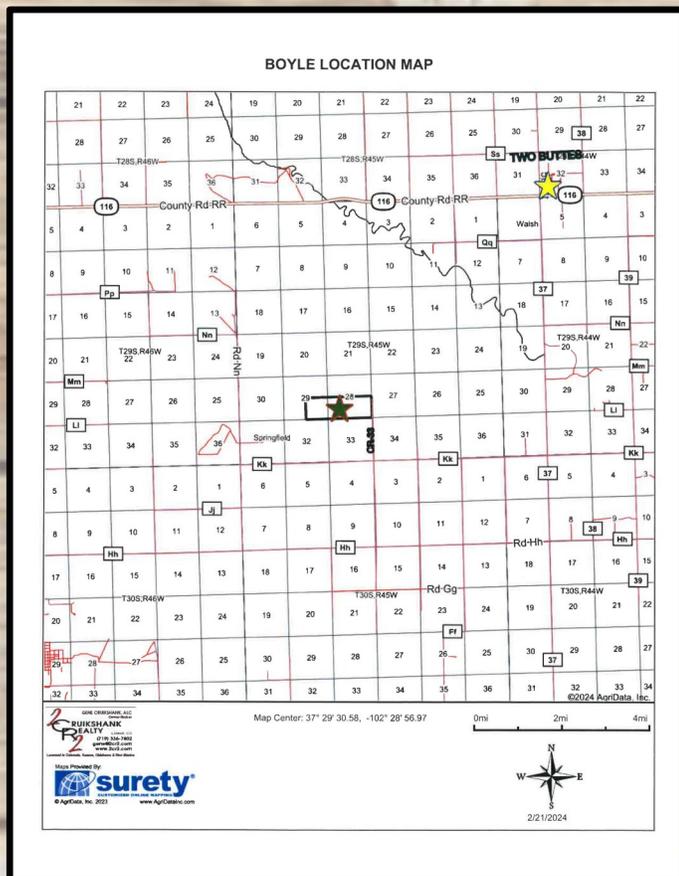


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Owning a farm with a Conservation Reserve Program (CRP) can bring a variety of benefits to both the landowner and the environment. One major advantage is the financial support provided through CRP payments, which compensate landowners for taking environmentally sensitive land out of agricultural production and implementing conservation practices. These payments can help offset the costs of maintaining the land while promoting conservation efforts. Furthermore, CRP can improve soil health and water quality by reducing erosion, increasing organic matter content, and limiting the use of chemicals on the land. This can lead to higher crop yields in the long term, as well as contribute to overall environmental sustainability. Additionally, CRP can provide habitat for wildlife, including endangered species, creating biodiversity hotspots and enhancing the natural beauty of the landscape. Overall, owning a farm with CRP can offer a win-win situation for landowners and the environment, providing financial incentives, promoting sustainable land management practices, and supporting wildlife conservation efforts.

480 CRP ACRES



GENE CRUIKSHANK, ALC
Owner/Broker

2CR2 RUIKSHANK REALTY

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(719) 336-7802
gene@2cr2.com
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Licensed in Colorado, Kansas, Oklahoma & New Mexico

MLS #: H220322A (Active) List Price: \$307,200 (14 Hits)

N/A No Site Address Two Buttes, CO 81073



Total Acres: 480
Acres Range: 47+ Acres
Acres Source: Court House
Possible Use: Farm

Sub Area: Springfield
Area: South
School District: RE-1
County: Baca
Taxes: 774.56
Prior Tax Year: 2023

Legal Description: S1/2 of Section 28 and SE1/4 of Section 29 - Township 29S - Range 45 West of the 6t P.M.

Parcel Number: 013086

Parcel #-2: 007147

Lot: N/A **Block:** N/A **Tract/Filing/Unit:** N/A **Deed Provided:** Special

Water Rights: No **Description:** CRP

Frontage: **Lot Faces:** **Zoning:** AG

Irregular Lot Size: No **Lot Dimensions:** N/A **Lot SqFt:** 20908800

HOA: No **HOA Dues:** **HOA Dues Amount:** **HOA Contact Person:** **HOA Contact Number:**

POA Dues: **POA Dues Amount:** **HOA Inclusions:** None

Property Disclosure Avail: No **Provide Property Disc:** No

Disclosure: Leases

Documents on File: Leases, Map, Other-See Remarks

Variable Commission: No **Commission Type:** % **Co-Op %/\$:** 2 **Possession:** Day of Closing

Commission on Seller Concessions: No **Earnest Money Required:** 6,150 **Earnest Money To:** ABC Title

Terms: Cash, Conventional **Showing Instructions:** Appointment Only, 24 Hr Notice, Listing Agent Must Be Present

Ownership: Seller

Exclusions:

Topography/Lot Description: Farm Lot, Other-See Remarks

Access: Unpaved, County Road

Water Company: None

Water: Other

Sewer: None

Electric Co:

Electric:

Gas Company: None

Gas:

Current Internet Provider:

Crops: None

Irrigation: None

Extras: Other-See Remarks

Curbs/Gutters: No

Curbs & Gutters: No Curbs, No Gutters

Structures: Yes

Marquee: No

Mineral Rights: No

Grazing Rights: No

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Directions: From Two Buttes, CO., go South on CR 37 6 miles to CR K, go West on CR K 4 Miles then North on CR 33 One Mile to the SE Property Corner.

MLS/Agent Only Remarks: The Conservation Reserve Program (CRP) Contract Number for acres on Farm #6781, Tract #s 1203 & 1204 and expires in 2030 shall be transferred to Buyer at Closing. The 2024 payment due and payable September 30, 2024 shall be prorated between Buyer and Seller based on the date of the Closing. All payments due and payable prior to the date of Closing shall belong to the Seller. Buyer shall be responsible for performing such actions and taking such steps as may be necessary to insure Buyer's succession of Seller's rights and obligations under said CRP Contract, with the Baca County, Colorado Farm Service Agency, in a timely manner. Please call office to discuss CRP Income. CRP contract on Request.

List Date: 2/21/2024 **Days On Market:** 2 **Contract Date:** **Appointment Contact #:** 719-336-7802

Orig LP: \$307,200 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided



Listing Office: Cruikshank Realty, Inc (#:885)
Main: (719) 336-7802
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Showing #:

Listing Agent: Gene Cruikshank (#:1)
Agent Email: gene@2cr2.com
Contact #: (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed