

960± Acres Dryland (expired CRP) Prowers County, CO

Exclusively Listed by The Land Office LLC

\$504,000.00

2020 Property Tax: S2 Sec 4 = \$487.88; W2 Sec 9 = \$515.02; S2 Sec 5 = \$519.42
Seller's mineral interest, if any, shall transfer to Buyer. Per Prowers County Assessor mineral ownership is:

SE4 Sec 4 - 1/2 SW4 Sec 4 - All S2 Sec 5 - All W2 Sec 9 – All

Possession immediate upon closing. No improvements. There is no developed water.

Legal	Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
S2 4, S2 5, W2 9	972.01	964.44	No crop base and no crop yield			

Legal: S2 Section 4, S2 Section 5, W2 Section 9, Township 25 South, Range 44 West of the 6th P.M., Prowers County, Colorado

Directions: From Granada 8 1/4 miles south on County Road 25, 3 miles west on County Road X, 2 1/2 miles south on County Road 22 to northeast corner of property.

0281 *The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*

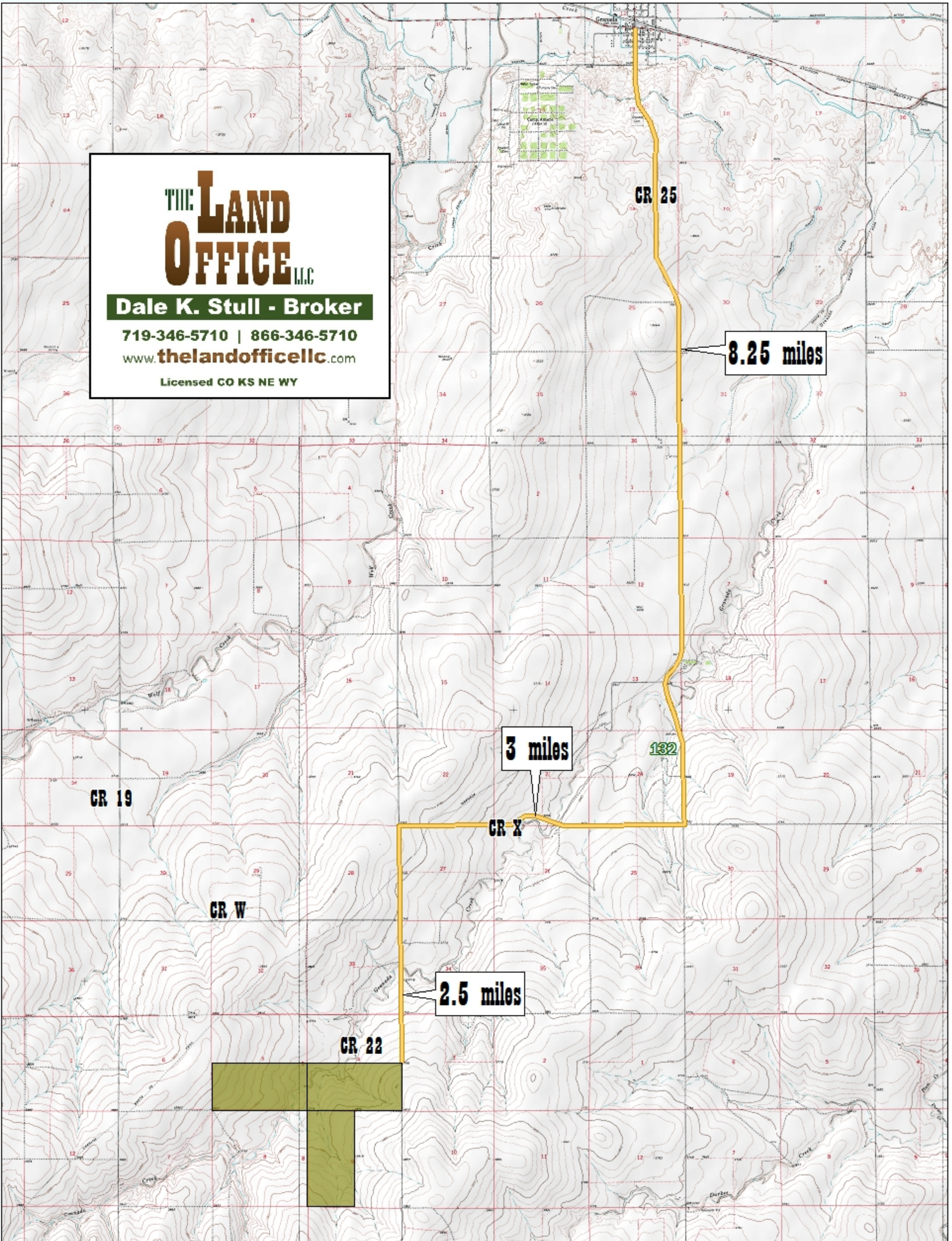


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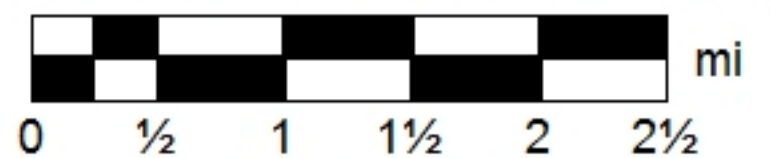
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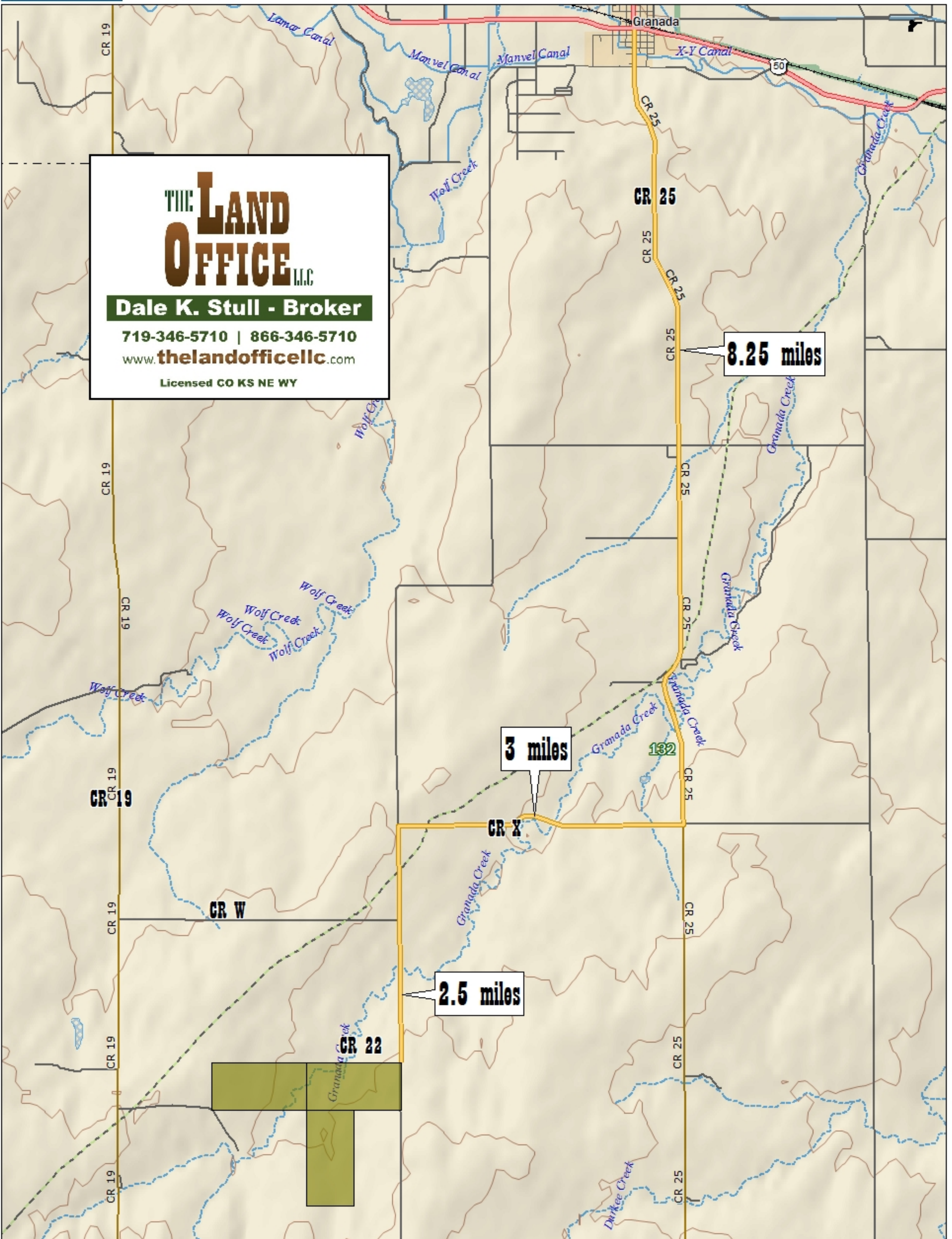
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MN (6.2° E)



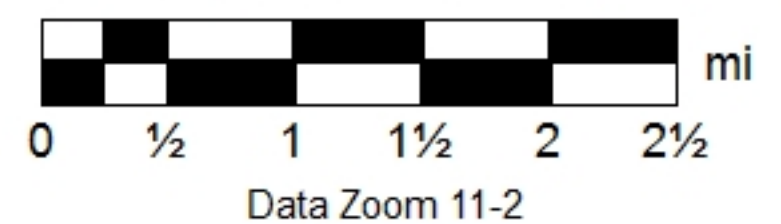
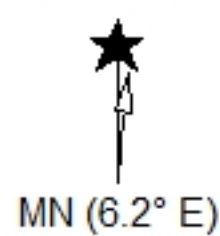
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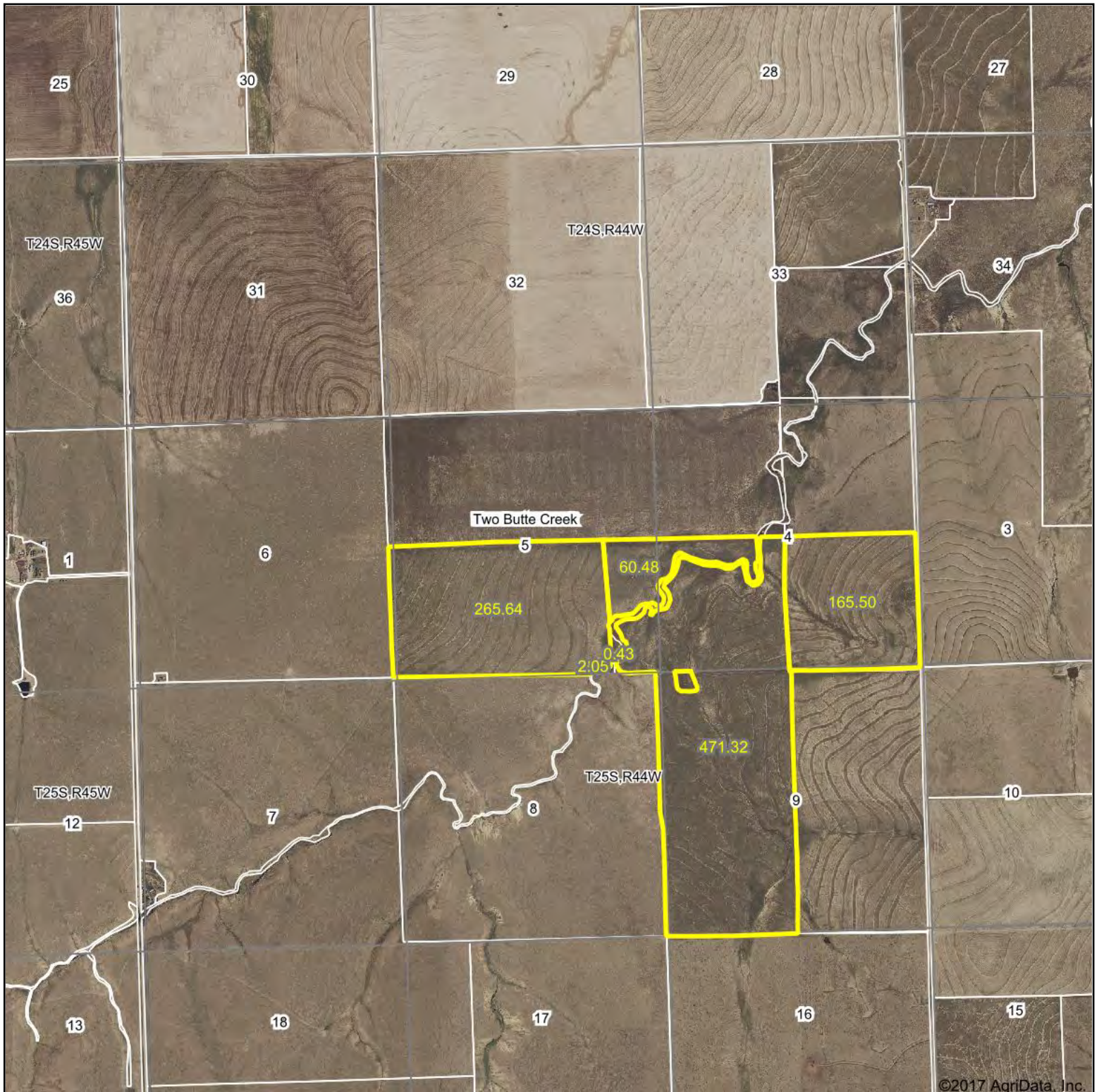
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Aerial Map



Maps Provided By:



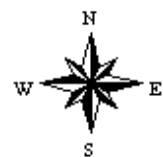
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map center: 37° 54' 14.06, -102° 22' 52.63

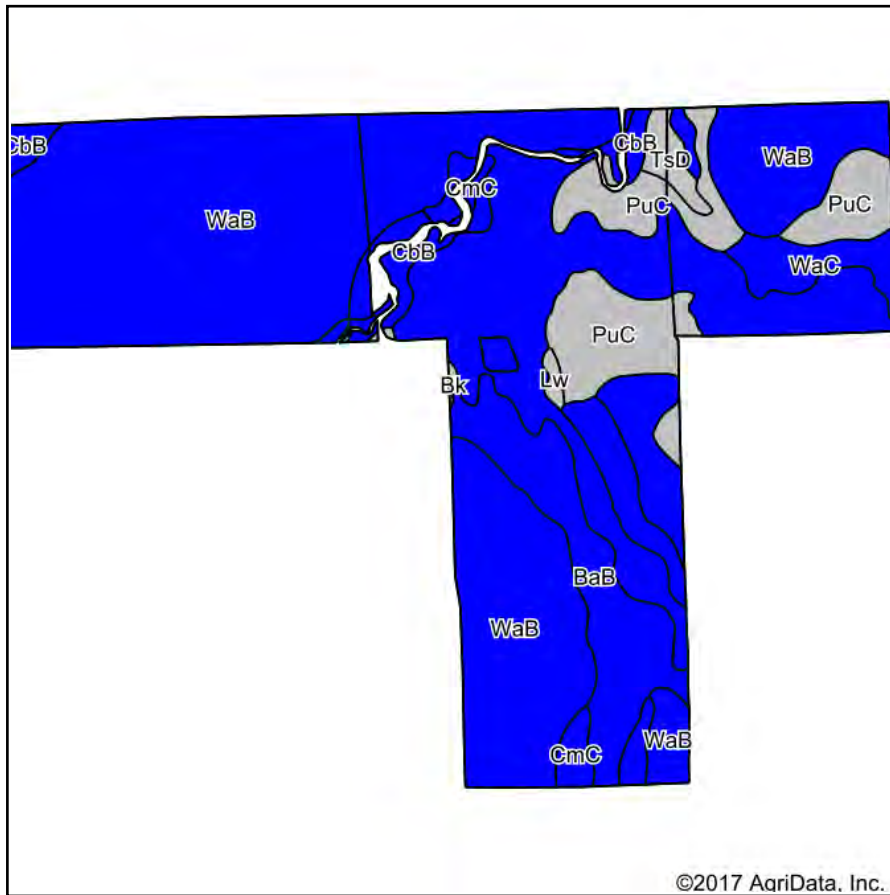
0ft 3127ft 6253ft

5-25S-44W
Prowers County
Colorado

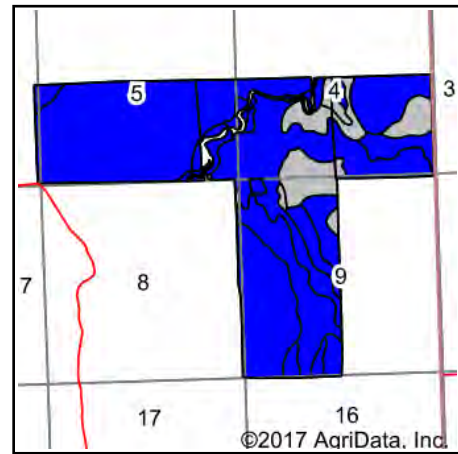


1/5/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Prowers**
 Location: **8-25S-44W**
 Township: **Two Butte Creek**
 Acres: **969.93**
 Date: **1/5/2018**

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Area Symbol: CO099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Wheat	Wheat Irrigated
WaB	Wiley silt loam, 0 to 3 percent slopes	686.16	70.7%		IVc	IIIe	125	20	55
PuC	Pultney loam, 1 to 5 percent slopes	97.26	10.0%		VIe				
BaB	Baca silt loam, 0 to 3 percent slopes	96.21	9.9%		IVc	IIIe			
CbB	Colby silt loam, 0 to 3 percent slopes	33.49	3.5%		IVc	IIIe			
WaC	Wiley silt loam, 3 to 5 percent slopes	23.28	2.4%		IVc	IIIe	115	15	50
CmC	Colby silt loam, 3 to 5 percent slopes	13.45	1.4%		IVc	IVe	90		
TsD	Travessilla sandy loam, 1 to 9 percent slopes	10.16	1.0%		VIc	VIc			
MmC	Manvel and Minnequa loams, 1 to 5 percent slopes	5.48	0.6%		IVc				
Lw	Lismas clay loam	2.71	0.3%		VIe	VIe			
Bk	Breaks-alluvial land complex	1.73	0.2%		VIe				
Weighted Average							92.4	14.5	40.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.