

# 240 ACRES • Prowers County, CO **FOR SALE**



**Location:** Located 2 miles west of Granada via U.S. Highway 50. The improvements are located at 29686 Co Rd 22.

**Land:** The total deeded acres is 240.64 acres of which 161.6 acres is flood irrigated, and 62 acres of pasture with a balance figured as improvement site, ditches, roads and waste. Cropland is flood irrigated from concrete ditch primarily with surface water from the Granada Irrigation Company. Land use is primarily agricultural use including prime flood irrigated land and livestock grazing

**Water:** Property includes 154 Shares of Granada Irrigation Canal water stock; 13 shares LAWMA; two irrigation wells, one domestic well, and one Granada Water Association water tap. The Granada Irrigation Co. has the earliest priorities and highest effective delivery of the local canals. Cropland under this canal also tends to include some of the better-quality soils. The irrigation wells, even though they are smaller wells, allow for better irrigation water management, including application of irrigation water earlier in the season.

**Soils:** Irrigated soils consist primarily of Rock Ford clay loam, 0-1% slope, class III irrigated with small areas of Las Clay loam, Class III irrigated. These are typical irrigated soils for the area. Pasture soils consist of sandier areas.

**Minerals:** All Sellers Interest

**Improvements:** The property is improved with a dwelling, detached garage, equipment/hay shed and general-purpose barn. There are two small grain bins and a storage shed. The dwelling is a ranch style home.

Dwelling – 1,104 sq ft - 3 bedroom, 1 bath

Det. Garage – 300 sq ft

Barn – 5650 sq ft

Equipment/Hayshed – 1,250 (metal)

**Utilities:** Granada Water Association water tap, domestic well, septic system, electricity, and telephone.

**Taxes:** \$3,335.04 (2020)

**Price:** \$1,100,000.00

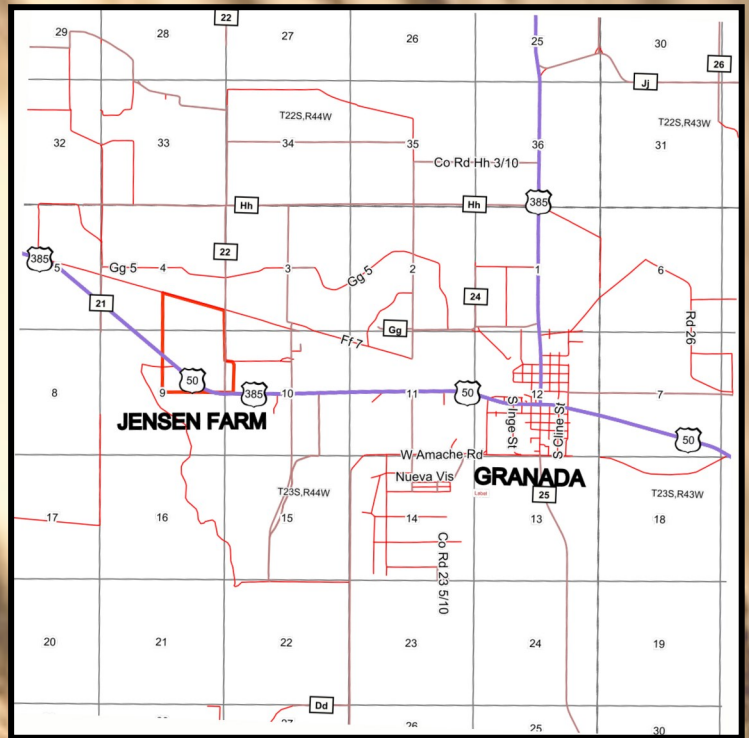
GENE CRUIKSHANK, ALC  
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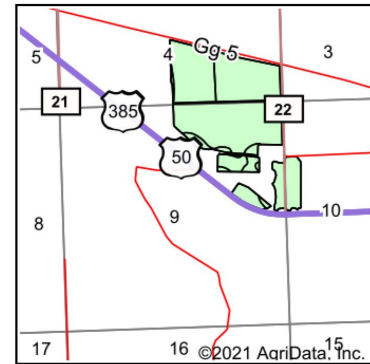
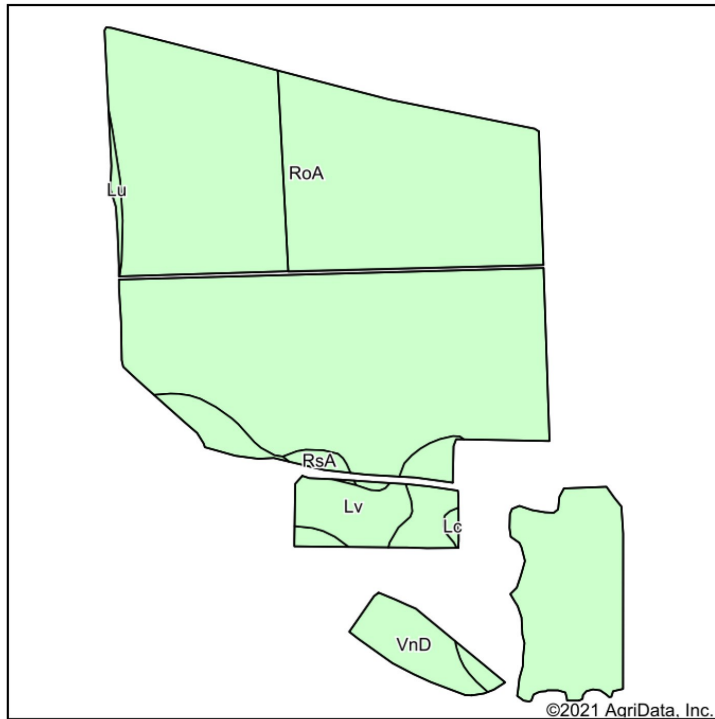
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All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.





## JENSEN Soils Map



State: **Colorado**  
County: **Prowers**  
Location: **9-23S-44W**  
Township: **Granada**  
Acres: **161.52**  
Date: **3/10/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: CO099, Soil Area Version: 20

| Code             | Soil Description                                             | Acres  | Percent of field | Water Table | Soil Drainage           | Alfalfa hay Irrigated | Corn Irrigated | Grain sorghum Irrigated | Wheat Irrigated | Winter wheat Irrigated |
|------------------|--------------------------------------------------------------|--------|------------------|-------------|-------------------------|-----------------------|----------------|-------------------------|-----------------|------------------------|
| RoA              | Rocky Ford clay loam, 0 to 1 percent slopes                  | 142.18 | 88.0%            | > 6.5ft.    | Well drained            | 6                     | 180            | 100                     | 75              |                        |
| VnD              | Valent sand, 1 to 9 percent slopes, warm                     | 9.75   | 6.0%             | > 6.5ft.    | Excessively drained     |                       |                |                         |                 |                        |
| Lv               | Lincoln sand                                                 | 7.73   | 4.8%             | > 6.5ft.    | Excessively drained     |                       |                |                         |                 |                        |
| RsA              | Rocky Ford clay loam, sand substratum, 0 to 1 percent slopes | 0.83   | 0.5%             | > 6.5ft.    | Well drained            | 5                     | 150            | 100                     | 70              |                        |
| Lu               | Lincoln loam                                                 | 0.68   | 0.4%             | > 6.5ft.    | Excessively drained     | 4                     | 95             | 25                      |                 | 25                     |
| Lc               | Las clay loam                                                | 0.35   | 0.2%             | 2.5ft.      | Moderately well drained | 6                     |                | 110                     |                 | 45                     |
| Weighted Average |                                                              |        |                  |             |                         | 5.3                   | 159.6          | 88.9                    | 66.4            | 0.2                    |