

MLS #: H233268A (Active) List Price: \$450,000 (13 Hits)

NA County Rd 26 Two Buttes, CO 81084



**Total Acres:** 600  
**Acreage Range:** 47+ Acres  
**Acreage Source:** Court House  
**Possible Use:** Ranch, Farm, Current Use

**Sub Area:** Granada  
**Area:** Arkansas Valley  
**School District:** RE 1  
**County:** Prowers  
**Taxes:** 1092.34  
**Prior Tax Year:** 2023

**Legal Description:** Township 27 South, Range 43 West of the 6th Principle Meridian. Section 32: SE $\frac{1}{2}$ ; SW $\frac{1}{4}$ ; Section 33: NW $\frac{1}{4}$ ; W $\frac{1}{2}$ SW $\frac{1}{4}$ ; NE $\frac{1}{4}$ SW $\frac{1}{4}$

**Parcel Number:** [0800056934](#)

**Parcel #-2:** 0800056936

**Lot:** n/a **Block:** n/a **Tract/Filing/Unit:** n/a **Deed Provided:** Special

**Water Rights:** No

**Description:**

**Frontage:**

**Lot Faces:**

**Zoning:** AG

**Irregular Lot Size:** Yes

**Lot Dimensions:** 9900x2640

**Lot SqFt:** 26136000

**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:** None

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

**Possession:**

**Earnest Money Required:** 2%

**Earnest Money To:** Guaranty Abstract

**Terms:** Cash, Conventional

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

**Ownership:** Seller

**Exclusions:**

**Topography/Lot Description:** Flat, Ranch, Farm Lot, Irregular

**Access:** Unpaved, County Road

**Water Company:** None

**Water:** None

**Sewer:** None

**Electric Co:**

**Electric:**

**Gas Company:** None

**Gas:**

**Current Internet Provider:**

**Crops:** Grasses, CRP

**Irrigation:** None

**Extras:** None

**Curbs/Gutters:**

**Curbs & Gutters:** No Curbs, No Gutters

**Structures:** No

**Marquee:** No

**Mineral Rights:** No

**Grazing Rights:** No

**Public Remarks:** Introducing 600 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. Located south of Granada, Colorado, and nearly straight east of the spectacular Two Buttes Mountain, this piece of land definitely lies in a peaceful area of the region. Please call to learn more about this great investment opportunity.

**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 begins one mile east of county road 26.

**MLS/Agent Only Remarks:**

**List Date:** 7/9/2025

**Days On Market:** 7

**Contract Date:**

**Appointment Contact #:** 719-336-7802

**Orig LP:** \$450,000

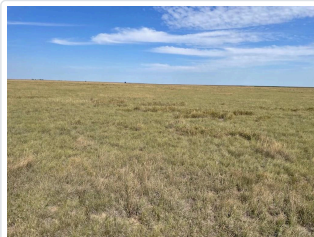
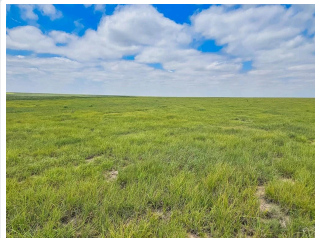
**Internet:** Yes

**DsplyAddr:** Yes

**AllowAVM:** No

**AllowCmnts:** No

**Photo:** Provided



**Listing Office:** Cruikshank Realty, Inc (#:885)  
**Main:** (719) 336-7802  
**Fax:** (719) 336-7001  
**Showing #:**

**Listing Agent:** Tress Gadash (#:9)  
**Agent Email:** [tress@2cr2.com](mailto:tress@2cr2.com)  
**Contact #:** (719) 336-7802

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