

600 ACRE FARM

CRP FOR SALE

Two Buttes, CO • Prowers County



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.

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: S½

Section 33: NW¼; W½SW¼; NE¼SW¼

Water: None

3 CRP Contracts:

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

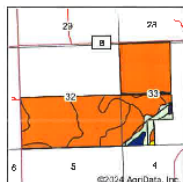
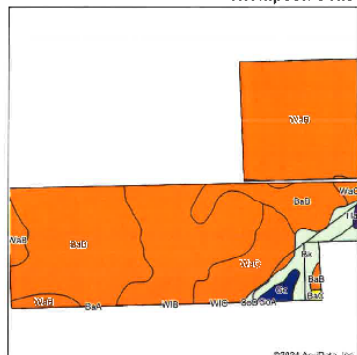
Deed Acres: 600

Taxes: \$1,084.66 (2024)

PRICE IMPROVRMENT

Price: \$450,000

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 ½ 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.



State: Colorado
County: Prowers
Location: 32-27S-43W
Township: Two Butte Creek
Acres: 609.65
Date: 2/12/2024



Fig. 5. Data provided by 1976 and 1985.

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Archived Soils Ending 2/5/22-4 Scan Symbol: CCG04 Soil Area: 0.000

Code	Site Description	Acres	Percent of forest	In place exposed	Crane program MU	Abundant	Western wheat	NOCP Forestal	NOCP Corr	NOCP-4 Final Status
W4H	Willow siltation percent exposed	30.38	40.7%		IIIa	18	2%	18	14	19
W4C	Bare clay bank 0 to 3 percent slopes	41.24	31.5%		IIIa	18	2%	18	15	24
W4F	Willow siltation 3 to 5 percent slopes	57.44	0.4%		IIIa	17	1%	18	14	18
Rk	Breakers-habitat and complex	36.47	1.7%							
Gc	Goheen's stream	7.25	1.2%		IIIc	35	3%	20	28	11
H4H	Harvey slacks 5 to 9 percent slopes, stream	2.13	0.5%		VIIc	12	2%		11	A
F4C	Forest clay bank 3 to 5 percent slopes	1.86	0.2%		IIIa	15	2%	3%	15	23
W4C	Willow siltation 3 to 5 percent slopes	0.29	0.0%		IIIa	17	1%		8	7
W4B	Willow siltation 1 to 3 percent slopes	0.25	0.0%		Ia	15	20		17	8
C4D	Cashy siltation 1 to 9 percent slopes	0.06	0.0%		Va				18	9
Weighted Average						17.1	26.2	0.2	18.7	12.5
										18.7

* In Casa verde the average number of calculated on the current soils data due to the use of a

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