

600 ACRE FARM

CRP FOR SALE

Two Buttes, CO • Prowers County




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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:

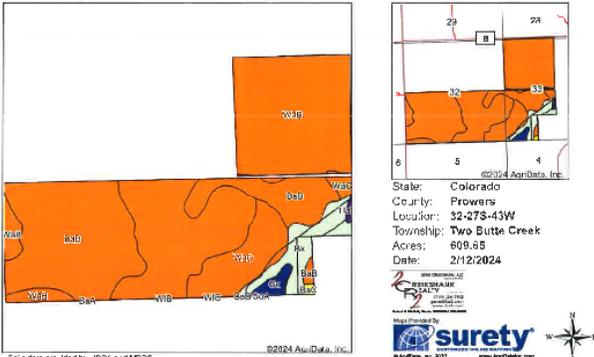
Acres: 405.95	Bid: \$32.96	Total: \$13,380
160.05	\$32.96	\$ 5,275
<u>8.20</u>	\$15.15	<u>\$ 124</u>
Total: 574.20		\$ 18,779

Deed Acres: 600
Taxes: \$1,084.66 (2024)
Price: \$485,000

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.



Thompson Soils Map



Archived Soils, Ending 2/5/2014. Area Symbol: CO016, 8mi Area Vers on: 11 Area Symbol: CO028, Soil Area Vers on: 9

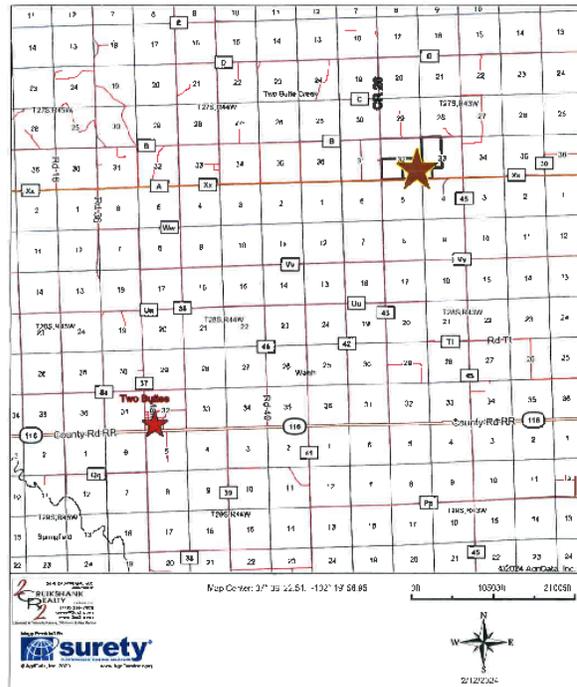
State: Colorado
 County: Frowers
 Location: Two Butte Creek
 Acres: 699.88
 Date: 2/12/2024

Map Center: 37° 23' 22.51" N -102° 19' 58.85" W

Map Scale: 1:100000

Map Date: 2/12/2024

Thompson Location Map



Map Center: 37° 23' 22.51" N -102° 19' 58.85" W

Map Scale: 1:100000

Map Date: 2/12/2024

MLS #: H220147A (Active) List Price: \$536,000 (13 Hits)

NA County Rd 26 Two Buttes, CO 81084



Total Acres: 600
Acres Range: 47+ Acres
Acres 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: SE¼; SW¼; Section 33: NW¼; W½SW¼; NE¼SW¼

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	
POA Dues:	POA Dues Amount:	HOA Dues:	HOA Dues Amount:
Property Disclosure Avail: No		Provide Property Disc: No	
Disclosure: None			
Documents on File: Leases, Photographs, Map, Other-See Remarks			
Variable Commission: No	Commission Type: %	Co-Op %/\$: 2%	Possession: Day of Closing
Commission on Seller Concessions: No	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:

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.

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MLS/Agent Only Remarks: Sell also includes parcel number 0800056937.

List Date: 2/7/2024	Days On Market: 7	Contract Date:	Appointment Contact #: 719-336-7802
Orig LP: \$536,000	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
Contact #: (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed