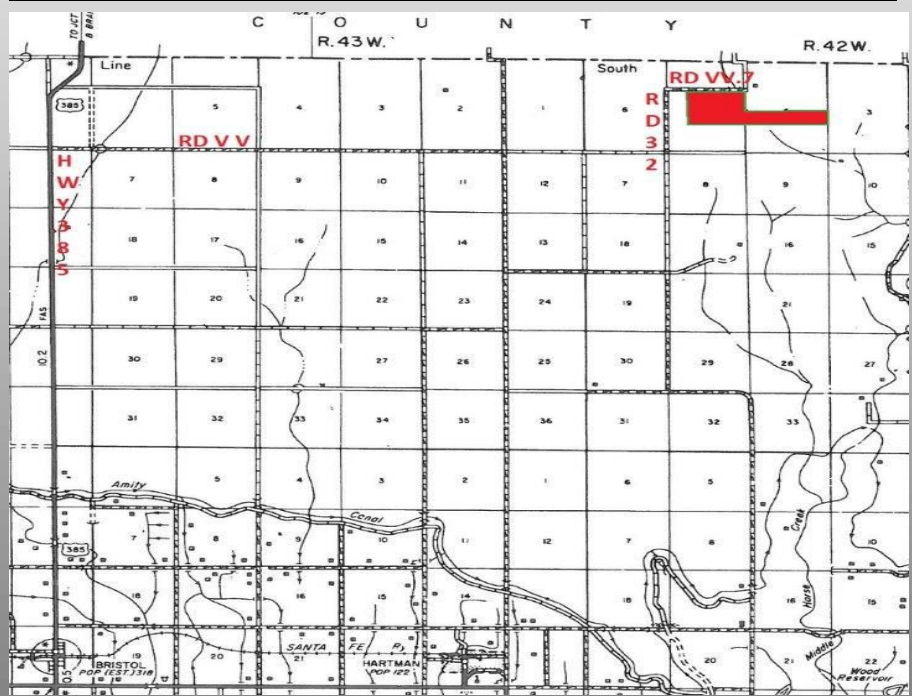


FOR SALE

PROWERS COUNTY, CO

400 ACRES CRP



LOCATION: North from Granada, CO on US Hwy 385 to County Road VV, East on VV 7 1/2 miles to County Road 32, North on 32 for 7 miles, turn East on County Road VV.7 for 1/4 mile to the Northwest property corner continue East on VV.7, property is on South to County Road 33.

LEGAL: Lots 13 to 16 Section 4-T21-R42. Lots 9 to 11 and 14 to 16 S-T21-R42.

MINERALS: NONE. Seller doesn't own any minerals.

CRP Information: Contract Term - 2020. Contract Acres 323.3 Annual Payment - \$10,504.00

TAXES: \$369.84
2012

PRICE:

\$190,000.00



Gene Cruikshank, Broker
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Lamar, CO 81052
719-336-7802 719-336-7001 (fax)
gene@2cr2.com
Www.2cr2.com

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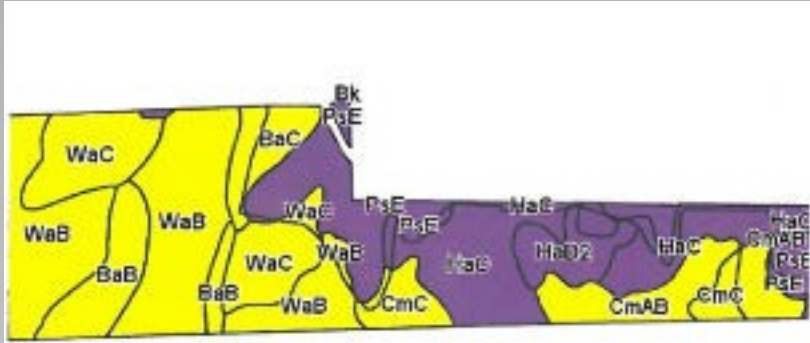
All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Barley	Grain sorghum	Wheat	Winter wheat
WaB	Wiley silt loam, 0 to 3 percent slopes	112.01	28.4%	Yellow	IVc	IIIe	12	18	20	
HaC	Harvey loam, 3 to 5 percent slopes	89.05	17.5%	Purple	Vle	Vle	10	12	12	
PsE	Potter and Stoneham gravelly loams, 3 to 35 percent slopes	51.83	13.1%	Purple	Vle					
WaC	Wiley silt loam, 3 to 5 percent slopes	49.59	12.6%	Yellow	IVc	IIIe	10	17	15	
CmAB	Colby silt loam, 0 to 3 percent slopes	33.37	8.4%	Yellow	IVc	IIIe	15	15		14
BaB	Baca clay loam, 0 to 3 percent slopes	27.93	7.1%	Yellow	IVc	IIIe	16	18	25	
CmC	Colby silt loam, 3 to 5 percent slopes	17.54	4.5%	Yellow	IVc	IVe	12	12		10
BaC	Baca clay loam, 3 to 5 percent slopes	16.76	4.2%	Yellow	IVc	IVe	16	18	25	
HaD2	Harvey loam, 5 to 9 percent slopes, eroded	16.48	4.2%	Purple	Vle	Vle	10	12	12	
Bk	Breaks-alluvial land complex	0.11	0.0%	Purple	Vle					
Weighted Average							10.4	13.7	13	1.6

