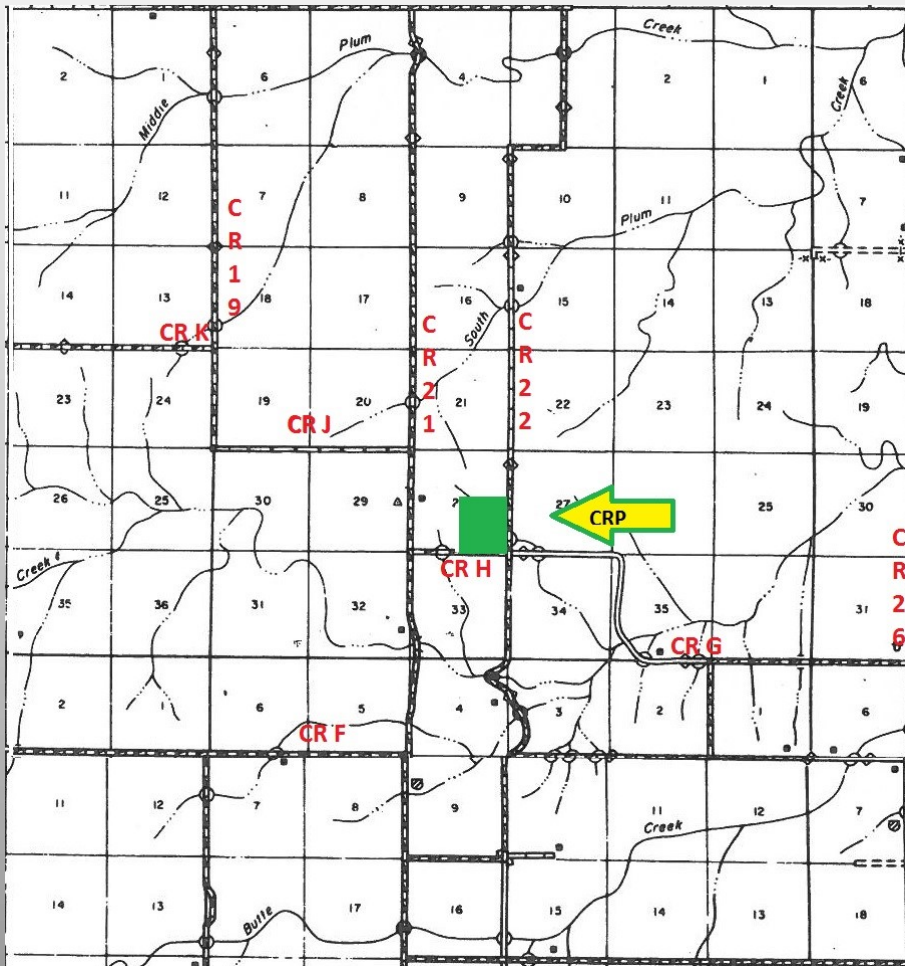


# PROWERS COUNTY CRP FOR SALE



**LOCATION:** The SE corner is at the intersection of Prowers County Road 22 and H. Approximately 23 miles South and 2 miles East of Carlton, CO. (CR 19 and US HWY 50).

**LEGAL:** SE 1/4 of Section 28 - Township 26 - Range 44 W Prowers County, CO.

**SIZE:** 160 Assessed Ac

**DESCRIPTION:** 160 Deeded Acres with 155.4 enrolled in the Conservation Reserve Program (CRP).

**CRP CONTRACT:**  
Annual payment \$6,137  
Contract Expires 2022  
Prorate 2016 payment to closing.

**MINERALS:** All Seller's interest will be transferred to Buyer.

**IMPROVEMENTS:** None

**TAXES:** - \$177.46 - 2015

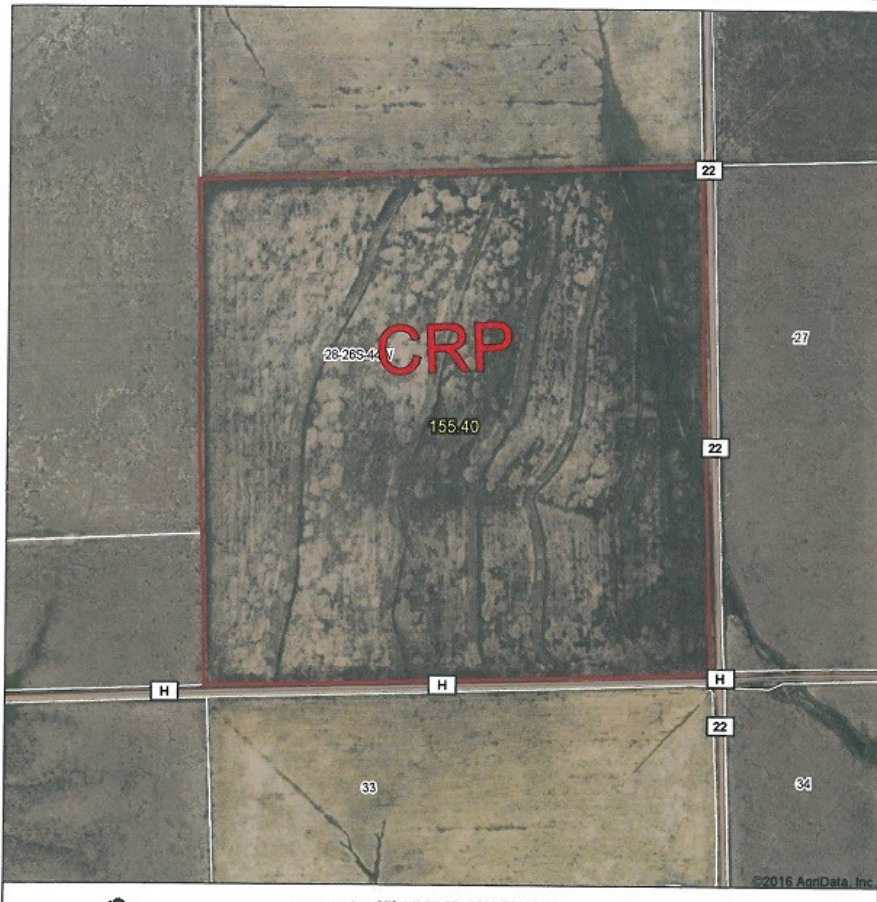
**PRICE:** \$120,00.00

CRUIKSHANK REALTY, INC.

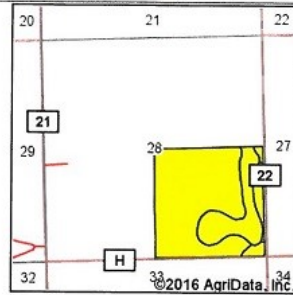
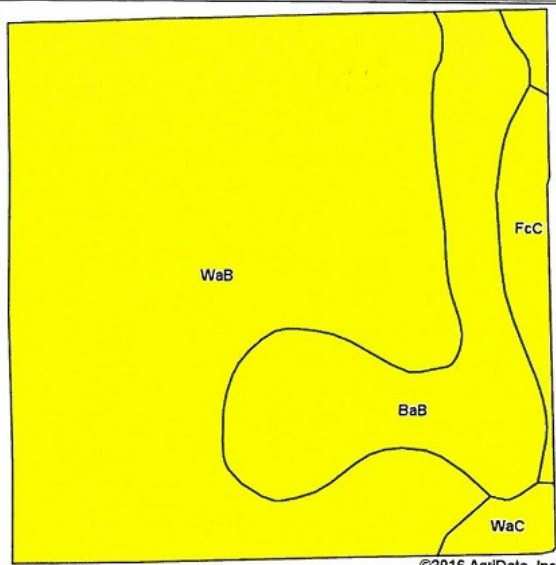
Gene Cruikshank, Broker  
20 South Main Street  
Lamar, CO 81052  
719-336-7802 719-336-7001 (fax)  
gene@2cr2.com  
Www.2cr2.com

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.

### Aerial Map



### Soils Map



State: **Colorado**  
 County: **Prowers**  
 Location: **28-26S-44W**  
 Township: **Two Butte Creek**  
 Acres: **155.4**  
 Date: **4/14/2016**

GRUBBSHANK REALTY INC.  
 One Grubbshank, Overland Park  
 Licensed in Colorado, Kansas, Oklahoma & New Mexico  
 Maps Provided By:

Soils data provided by USDA and NRCS.

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#### Archived Soils Ending 1/21/2012

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Grain sorghum	Wheat
WaB	Wiley silt loam, 0 to 3 percent slopes	112.54	72.4%	■	IVc	IIIe	18	20
BaB	Baca clay loam, 0 to 3 percent slopes	32.93	21.2%	■	IVc	IIIe	18	25
FcC	Fort Collins loam, 3 to 5 percent slopes	6.82	4.4%	■	IVe	IIIe	25	22
WaC	Wiley silt loam, 3 to 5 percent slopes	3.11	2.0%	■	IVc	IIIe	17	15
Weighted Average							18.3	21