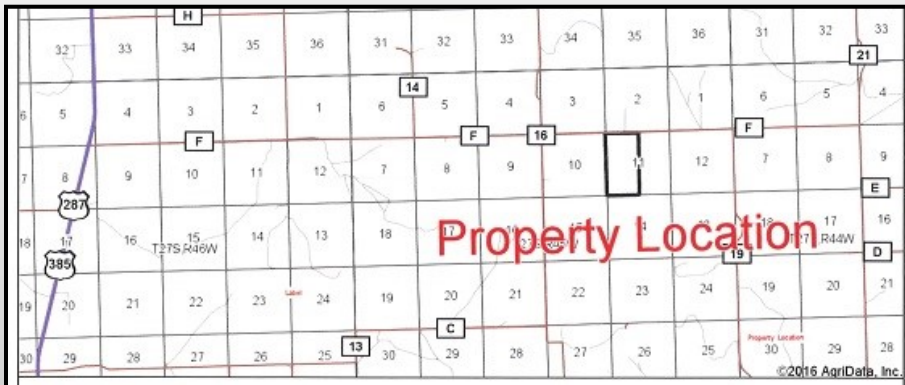


# PROWER'S COUNTY CRP FOR SALE



**LOCATION:** From Lamar, CO, go South on Hwy 287/385 approx. 24 ½ miles to Co. Rd F go 8 miles East on Rd F to the NW corner of the Property.

**LEGAL:** SW¼ and NW¼ of Section 11, Township 27S, Range 45W, Prowers County, CO

**SIZE:** 320 Assessed Ac

**DESCRIPTION:** 302 Acres enrolled in the Conservation Reserve Program (CRP).

**CRP CONTRACT:**  
Annual payment \$10,397  
Contract Expires 2020  
Prorate 2017 payment to closing.

**MINERALS:** None

**IMPROVEMENTS:** None

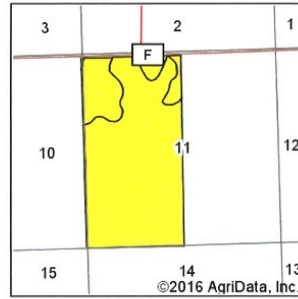
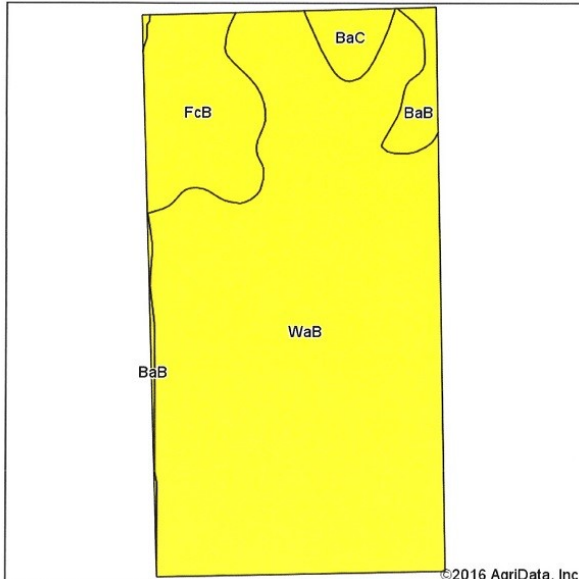
**TAXES:** - \$318.44 - 2016

**PRICE:** \$172,800.00



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

### Soils Map



State: **Colorado**  
 County: **Prowers**  
 Location: **11-27S-45W**  
 Township: **Two Butte Creek**  
 Acres: **320.64**  
 Date: **1/13/2017**

**CRUIKSHANK REALTY, INC.**  
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 Licensed in Colorado, Kansas, Oklahoma & New Mexico

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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#### Archived Soils Ending 2/5/2014

Area Symbol: CO099, Soil Area Version: 11

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	263.82	82.3%			IVc IIIe	18	20
FcB	Fort Collins loam, 0 to 3 percent slopes	38.30	11.9%			IVe IIe	25	22
BaB	Baca clay loam, 0 to 3 percent slopes	10.13	3.2%			IVc IIIe	18	25
BaC	Baca clay loam, 3 to 5 percent slopes	8.39	2.6%			IVc IVe	18	25
<b>Weighted Average</b>							<b>18.8</b>	<b>20.5</b>

### Aerial Map



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