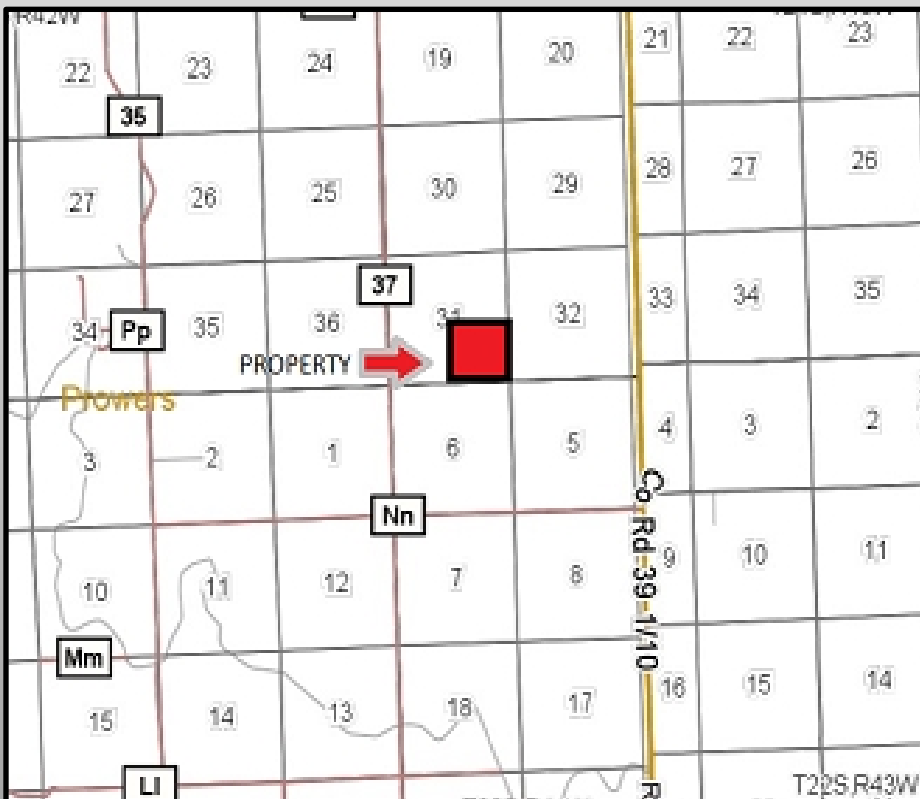


PROWERS COUNTY CRP FOR SALE



LOCATION: From Holly, CO, go 9 miles North on Co. Rd. 35, 2 miles East on Co. Rd. RR, 1 mile South on Co. Rd. 37 then ½ East on trail road to SW property corner.

LEGAL: SE¼ of Section 31, Township 21S, Range 41W, Prowers County, CO

SIZE: 160

DESCRIPTION: 153.8 Acres enrolled in the Conservation Reserve Program (CRP).

CRP CONTRACT:
Annual payment \$6,054
Contract Expires 2022
Buyer receives 2017 payment.

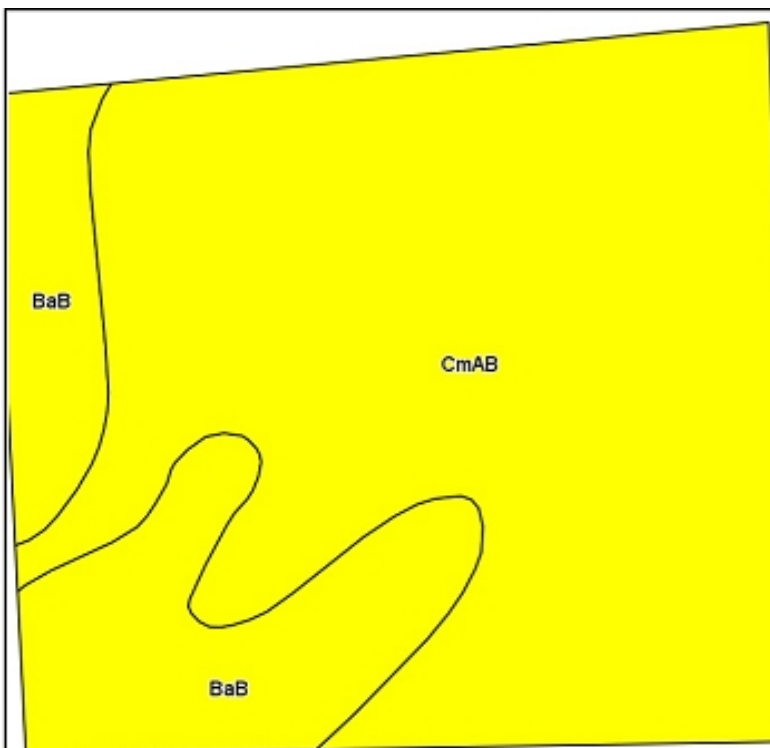
MINERALS: Seller's interest

IMPROVEMENTS: None

TAXES: - \$255.66 - 2016

PRICE: \$125,000.00

2 **CR2** **GENE CRUIKSHANK, ALC**
Owner/Broker
CRUIKSHANK REALTY
LAMAR, CO
(719) 336-7802
gene@2cr2.com
www.2cr2.com
Licensed in Colorado, Kansas, Oklahoma & New Mexico



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	Winter wheat	
CmAB	Colby silt loam, 0 to 3 percent slopes	117.70	78.6%		IVc	IIIe	15		14	
BaB	Baca clay loam, 0 to 3 percent slopes	36.05	23.4%		IVc	IIIe	18	25		
Weighted Average								15.7	5.9	10.7

