

160 Deeded ACRES • Prowers County, CO

FOR SALE



Location: Access from US Highway 385 - 4.5 miles east on CR W to County Road 29, then South on CR 29 a 1/2 mile to the Northwest property corner.

Legal: SW ¼ 11 - T-21S - R-43 W
Prowers County, CO

Size: 160 acres deeded

CRP: Expired

Soils: See soils map on back

Terrain: Level to Rolling

Climate: 15 +/- inch rainfall area with over 13.9 inches falling in April – September
Snowfall 15 +/- inches

Taxes: 2019 – \$328.04

Minerals – 100% Landowner Ownership

Notes: Good access via county roads

Price: \$84,000.00



GENE CRUIKSHANK, ALC
Owner/Broker

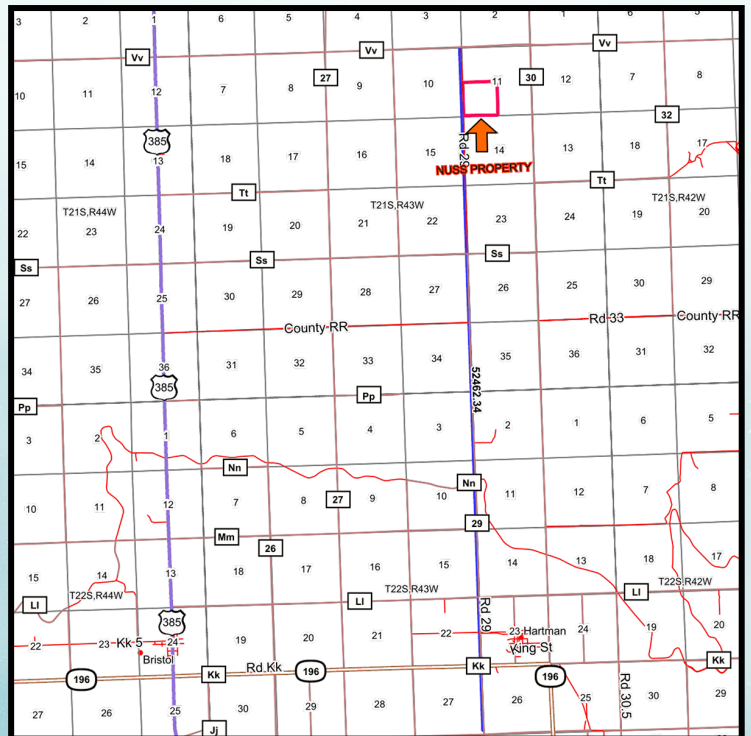
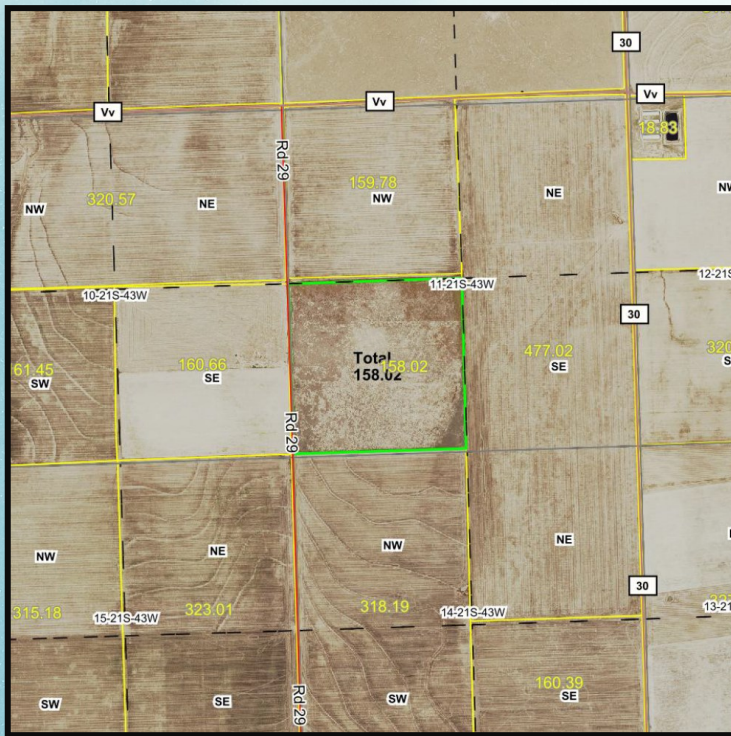
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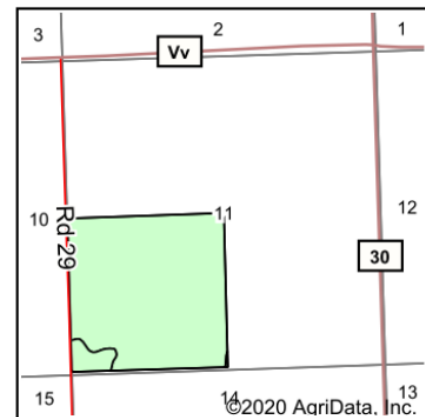
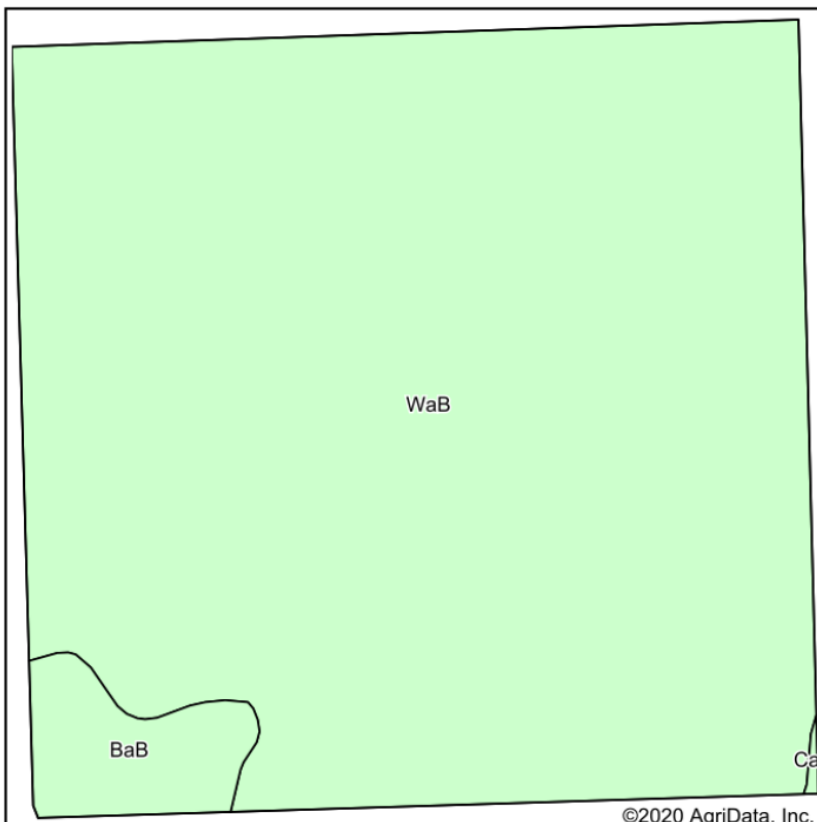
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Licensed in Colorado, Kansas, Oklahoma & New Mexico

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.



Nuss Soils Map



State: **Colorado**
 County: **Prowers**
 Location: **11-21S-43W**
 Township: **Granada**
 Acres: **158.02**
 Date: **12/18/2020**

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

Code	Soil Description	Acres	Percent of field	Soil Drainage	Barley	Grain sorghum	Wheat
WaB	Wiley silt loam, 0 to 3 percent slopes	150.98	95.5%	Well drained	12	18	20
BaB	Baca clay loam, 0 to 3 percent slopes	6.88	4.4%	Well drained	16	18	25
CaA	Campo clay loam, 0 to 3 percent slopes	0.16	0.1%	Well drained	16	18	18
Weighted Average					12.2	18	20.2

Soils data provided by USDA and NRCS.