

**FOR SALE**  
**160 ACRES GCRP**  
**LAMAR, CO – PROWERS COUNTY**

**Location:** North of Lamar, CO., on CR 8 (May Valley Road) to CR UU turn West 1 mile to CR 7, turn North 1 mile to the SW property corner.

**Legal:** SW $\frac{1}{4}$  6 – Twp 21S – R 46W

**Utilities:** Electricity

**GCRP:** 154.8 Acres  
\$15.00 Bid/Ac - \$2,322/Year –  
Expires 2037

**Deeded Acres:** 159.57

**Taxes:** \$287.86

**Price: \$88,000**

**Minerals:** 100% With the property

**Comments:** Don't miss this unique opportunity to own productive CRP land with built-in income and flexibility. Enjoy annual CRP payments **while still retaining the ability to graze your livestock**—a rare and valuable combination. Conveniently located just minutes from Lamar, Colorado, this property offers **excellent county road access** and is ready to support your agricultural goals.



 GENE CRUIKSHANK, ALC  
Owner/Broker  
**CRUIKSHANK  
REALTY** LAMAR, CO  
(719) 336-7802  
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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

# KCMK Aerial Map



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**2CRUIKSHANK REALTY**  
GENE CRUIKSHANK, ALC  
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Boundary Center: 38° 14' 57.75, -102° 37' 39.95



**6-21S-46W**  
**Prowers County**  
**Colorado**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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6/3/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

MLS #: S232468A (Active) List Price: \$88,000 (2 Hits)



**Total Acres:** 159.57  
**Acreage Range:**  
**Acreage Source:** Court House  
**Possible Use:** Ranch, Farm

**Sub**  
**Are**  
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**Cou**  
**Tax**  
**Pri**

**Legal Description:** LOTS 14 & 15 AND E½SW¼ OF SECTION 6, TOWSHIP 21 SOUTH, RANGE 46 WEST COUNTY OF PROWERS, STATE OF COLORADO.

**Parcel Number:** [800066462](#)

**Lot:** N/A      **Block:** N/A      **Tract/Filing/Unit:** N/A      **Deed Pro**

**Water Rights:** No      **Description:**

**Frontage:** CR 7      **Lot Faces:**      **Zon**

**Irregular Lot Size:** No      **Lot Dimensions:** NA      **Lo**

**HOA:** No      **HOA Dues:**      **HOA Dues Amount:**      **HOA Contact Person:**

**POA Dues:**      **POA Dues Amount:**      **HOA Inclusions:** N

**Property Disclosure Avail:** No      **Provide Property Disc:** No

**Disclosure:** Leases

**Documents on File:** Leases

**Possession:**

**Earnest Money Required:** 1,760      **Earnest Money To:** Guarantee Abstra

**Terms:** Cash, Conventional      **Showing Instructions:** Appointment Only, 24 Hr Notice, Listing Age

**Ownership:** Seller

**Exclusions:** All of Sellers Personal Property.

**Topography/Lot Description:** Flat, Horse Property, Ranch, Farm Lot

**Access:** County Road

**Water Company:** None

**Water:** None

**Sewer:** None

**Electric Co:**

**Electric:** Other

**Gas Company:** None

**Gas:**

**Current Internet Provider:**

**Crops:** Grasses, CRP

**Irrigation:** None

**Extras:** Livestock Permitted

**Curbs/Gutters:** No

**Curbs & Gutters:** No Gutter

**Structures:** No

**Marquee:** No

**Mineral Rights:** Yes

**Grazing Rights:** Yes

**Public Remarks:** Don't miss this unique opportunity to own productive CRP land with built-in income a payments while still retaining the ability to graze your livestock—a rare and valuable combination. Con Lamar, Colorado, this property offers excellent county road access and is ready to support your agricult

**Directions:** North of Lamar, CO., on CR 8 (May Valley Road) to CR UU turn West 1 mile to CR 7, turn No

**MLS/Agent Only Remarks:** The Conservation Reserve Program (CRP) Contract shall be transferred to B and payable September 30, 2025 shall be prorated between Buyer and Seller based on the date of the due and payable prior to the date of Closing shall belong to the Seller.

**List Date:** 6/2/2025      **Days On Market:** 2      **Contract Date:**      **Appointment Con**

Orig LP: \$88,000

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmn



**Listing Office:** Cruikshank Realty, Inc (#:885)  
**Main:** (719) 336-7802  
**Fax:** (719) 336-7001  
**Showing #:**

**Listing Agent:** Gene Cruiksha  
**Agent Email:** [gene@2cr2.com](mailto:gene@2cr2.com)  
**Contact #:** (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed