

1280± Acres Dryland (expired CRP) Prowers County, CO

Exclusively Listed by The Land Office LLC

~~\$736,000.00~~ Reduced to **\$632,000.00**

2017 Property Tax S2 Sec 4 = \$455.02 W2 Sec 9 = \$481.16
 S2 Sec 5 = \$485.60 S2 Sec 19 = \$377.36

Seller's mineral interest, if any, shall transfer to Buyer. Per Prowers County Assessor mineral ownership is:

SE4 Sec 4 - 1/2 SW4 Sec 4 - All S2 Sec 5 - All W2 Sec 9 - All
S2 Sec 19 - All

Possession immediate upon closing. No improvements. There are no developed water rights.

Legal	Farmland Acres	Cropland Acres	Crop	Program	Base	CC Yield
S2 19	331.19	331.19	No crop base and no crop yield			
S2 4, S2 5, W2 9	972.01	964.44	No crop base and no crop yield			

Legal: S2 Section 4, S2 Section 5, W2 Section 9, S2 Section 19, Township 25 South, Range 44 West of the 6th P.M., Prowers County, Colorado

Directions: 15 miles south of Carlton on County Road 19.

0281 *The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*




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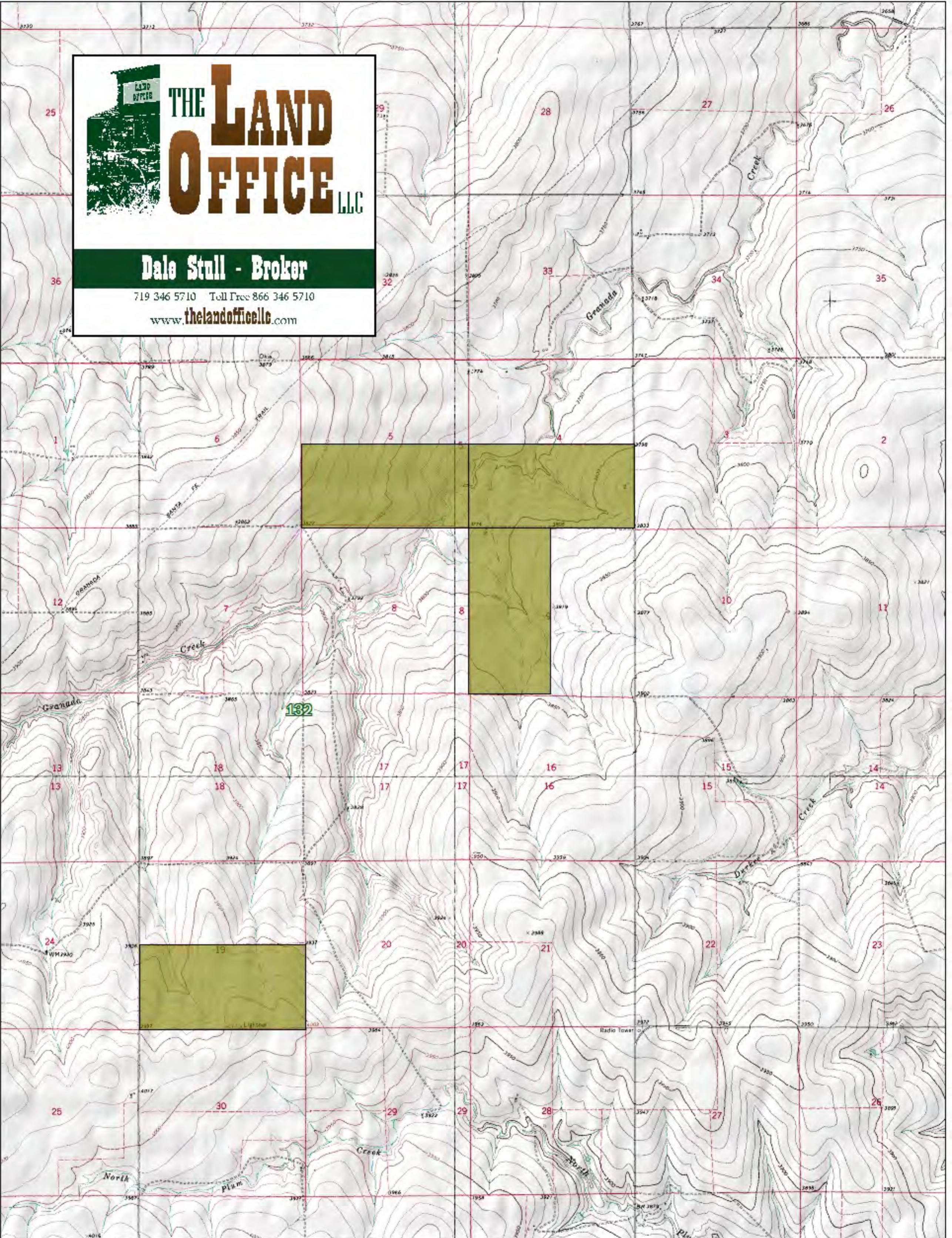


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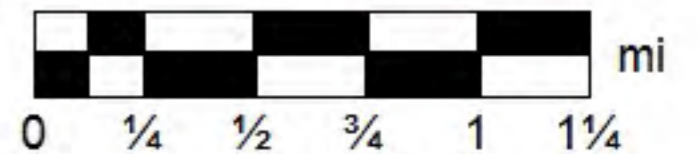
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MN (6.4° E)



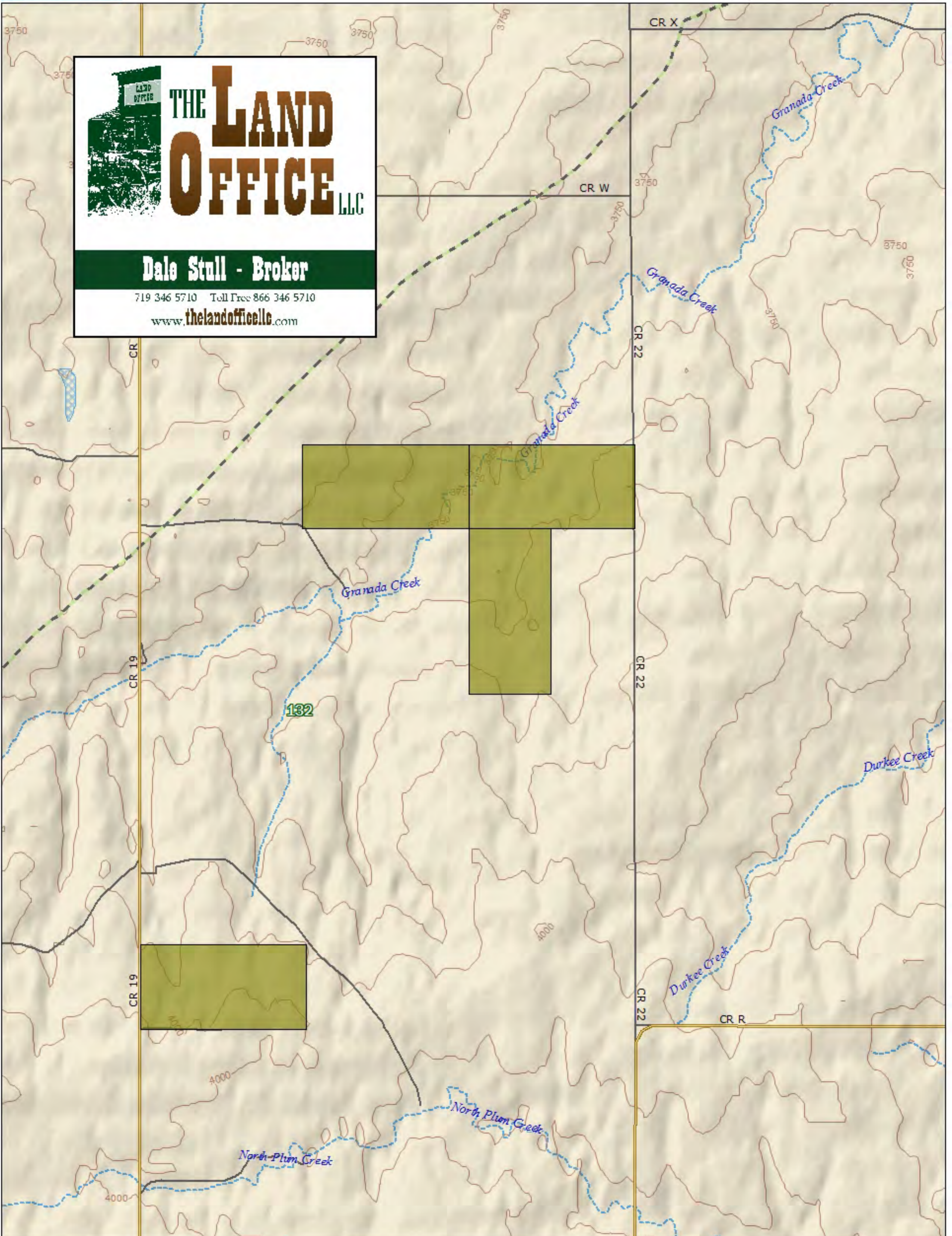
Data Zoom 12-0



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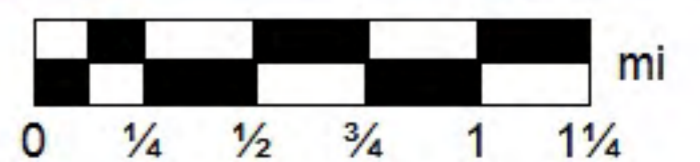
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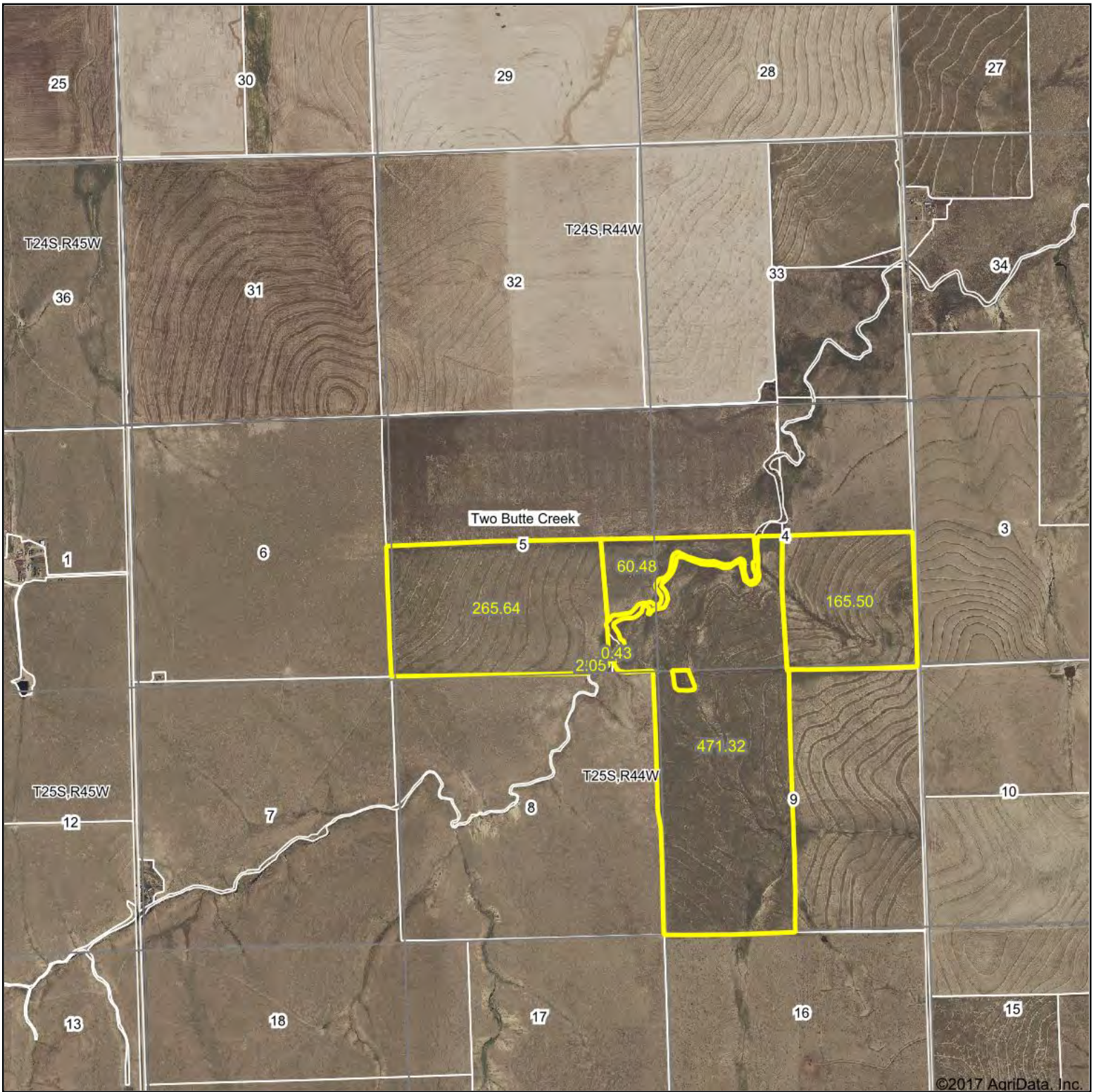


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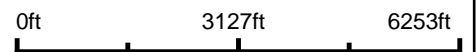


Data Zoom 12-0

Aerial Map



map center: 37° 54' 14.06, -102° 22' 52.63



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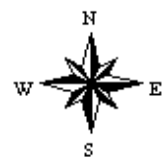
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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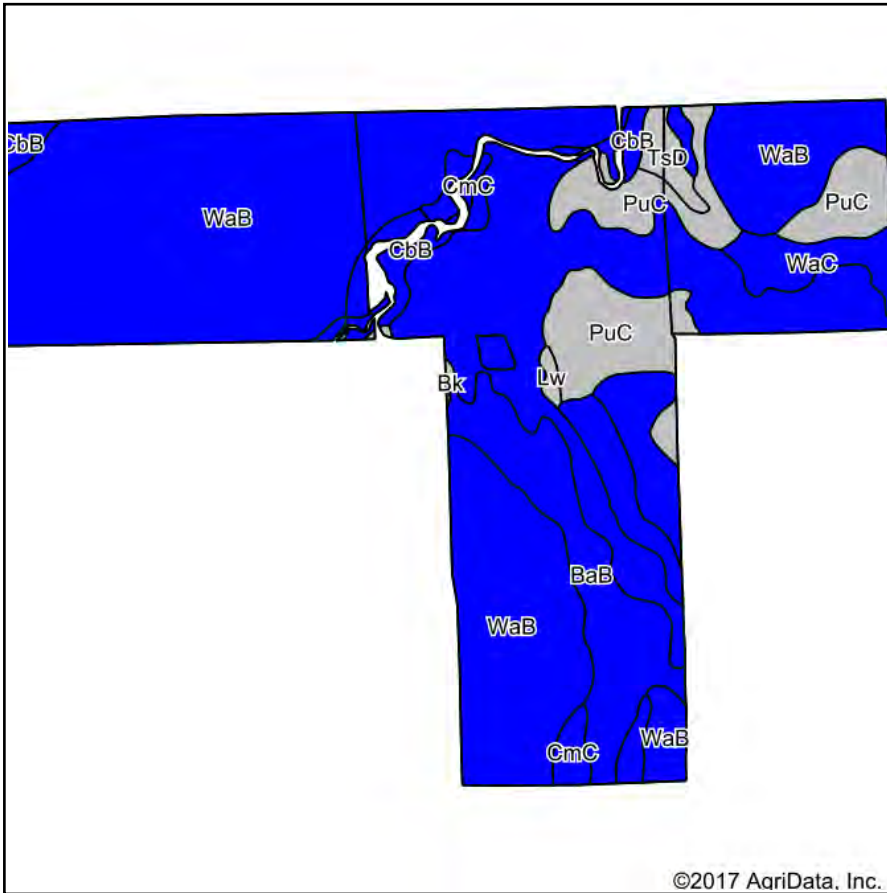
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5-25S-44W
Prowers County
Colorado

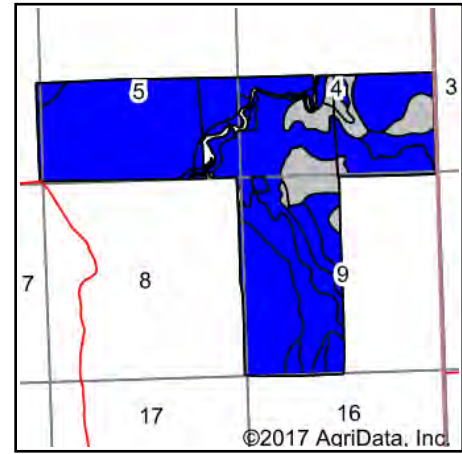


1/5/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Prowers**
 Location: **8-25S-44W**
 Township: **Two Butte Creek**
 Acres: **969.93**
 Date: **1/5/2018**



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Area Symbol: CO099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Wheat	Wheat Irrigated
WaB	Wiley silt loam, 0 to 3 percent slopes	686.16	70.7%		IVc	IIIe	125	20	55
PuC	Pultney loam, 1 to 5 percent slopes	97.26	10.0%		VIe				
BaB	Baca silt loam, 0 to 3 percent slopes	96.21	9.9%		IVc	IIIe			
CbB	Colby silt loam, 0 to 3 percent slopes	33.49	3.5%		IVc	IIIe			
WaC	Wiley silt loam, 3 to 5 percent slopes	23.28	2.4%		IVc	IIIe	115	15	50
CmC	Colby silt loam, 3 to 5 percent slopes	13.45	1.4%		IVc	IVe	90		
TsD	Travessilla sandy loam, 1 to 9 percent slopes	10.16	1.0%		VIIs	VIIs			
MmC	Manvel and Minnequa loams, 1 to 5 percent slopes	5.48	0.6%		IVc				
Lw	Lismas clay loam	2.71	0.3%		VIe	VIe			
Bk	Breaks-alluvial land complex	1.73	0.2%		VIe				
Weighted Average							92.4	14.5	40.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

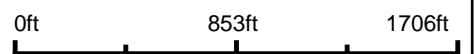
Soils data provided by USDA and NRCS.

Aerial Map



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map center: 37° 51' 36.74, -102° 24' 3.62



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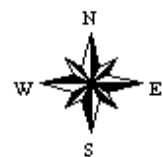
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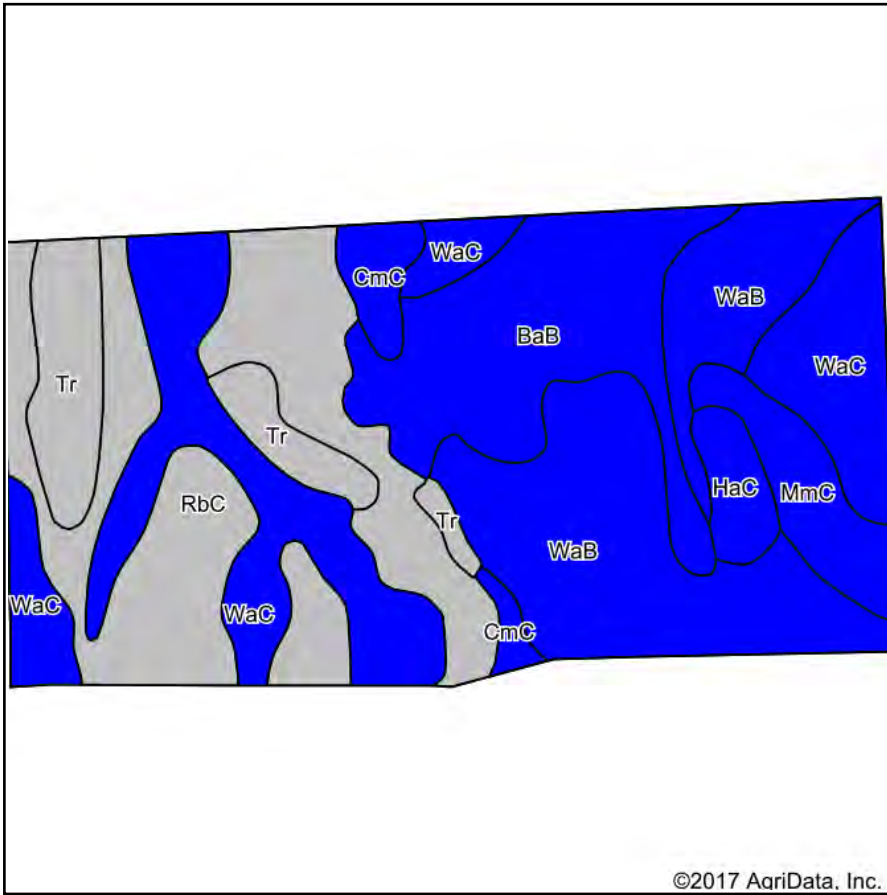
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19-25S-44W
Prowers County
Colorado

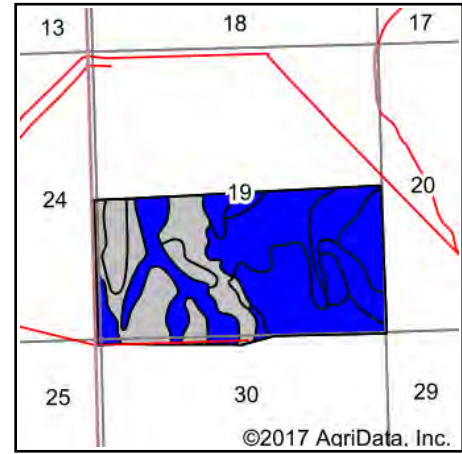


1/5/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Prowers**
 Location: **19-25S-44W**
 Township: **Two Butte Creek**
 Acres: **331.19**
 Date: **1/5/2018**



Maps Provided By:



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Area Symbol: CO099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Wheat	Wheat Irrigated	
RbC	Renohill loam, moderately shallow, 3 to 5 percent slopes	79.16	23.9%		Vle					
WaB	Wiley silt loam, 0 to 3 percent slopes	73.49	22.2%		IVc	IIIe	125	20	55	
WaC	Wiley silt loam, 3 to 5 percent slopes	73.35	22.1%		IVc	IIIe	115	15	50	
BaB	Baca silt loam, 0 to 3 percent slopes	49.28	14.9%		IVc	IIIe				
Tr	Travessilla-Rock outcrop complex, 1 to 25 percent slopes	24.54	7.4%		Vls					
MmC	Manvel and Minnequa loams, 1 to 5 percent slopes	15.16	4.6%		IVc					
CmC	Colby silt loam, 3 to 5 percent slopes	8.71	2.6%		IVc	IVe	90			
HaC	Kandrix loam, sand and gravel substratum, 3 to 5 percent slopes	7.50	2.3%		IVe	IVe				
Weighted Average								55.6	7.8	23.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.