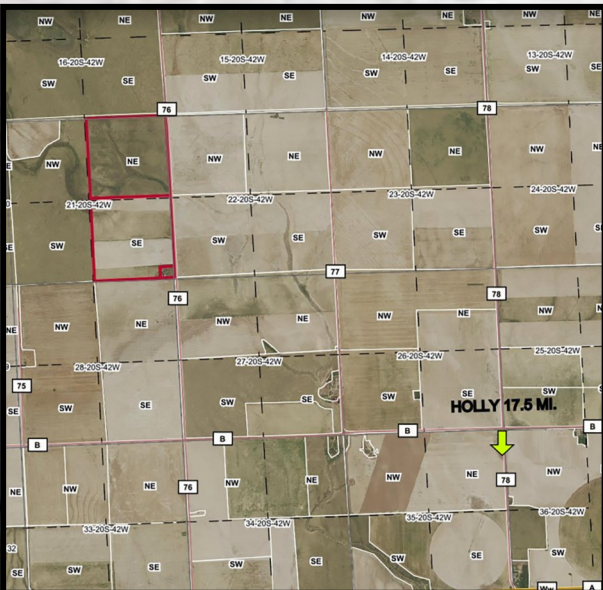


FOR SALE

320 • ACRES Kiowa County, CO



Legal Description: Township 20 South, Range 42 West of the 6th PM, Section 21, East½

Directions: From HWY 96 in Towner, CO., go South On County Road 78 approximately 12 miles to Kiowa County Road D arriving at the NE corner of the property. From Holly, CO proceed North on County Rd 35 for approximately 20 miles. Turn West onto Kiowa County Rd B proceeding 2 miles west to the intersection of County Rd 76. Go 1 mile North arriving at the SE corner of the property and the shop area of the farm.

Total Acres: 320

Crop Acres:

SE 21-20-42: 158.59 Tillable Acres

Base Acres: 155.70 acres

PLC Wheat Yield: 29 bushels

CRP Acres:

NE 21-20-42: 156.37 acres - \$23.00 Per Acre = \$3,597 Per Year - CRP Lease expires 9/30/2030

Leases: Wind Energy Lease
Current Farm Lease

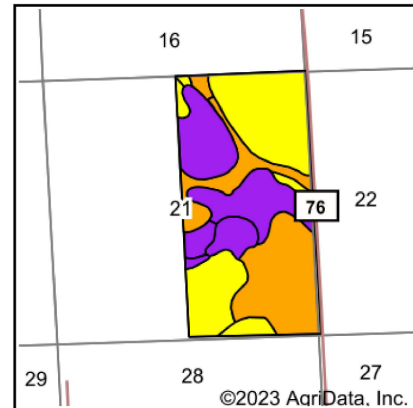
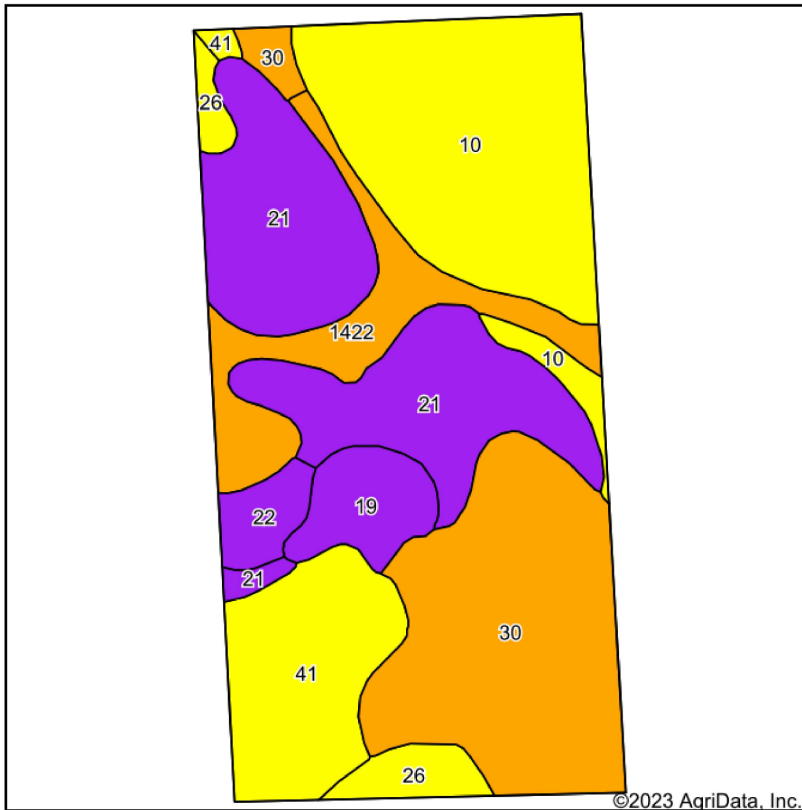
Taxes: \$ 853.10

Price: Was ~~\$368,000~~ Now **\$320,000**



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.

Subject Property E1/2 21-20-42 Soils Map



State: **Colorado**
 County: **Kiowa**
 Location: **21-20S-42W**
 Township: **Sheridan Lake**
 Acres: **323.23**
 Date: **9/23/2023**

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CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: CO061, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	
30	Richfield silt loam, 0 to 1 percent slopes	75.61	23.4%		IIIc			65	33	31	
21	Kim-Harvey-Stoneham loams, 1 to 3 percent slopes	75.51	23.4%		Ve	13		24	8	16	
10	Colby silt loam, 1 to 3 percent slopes	74.68	23.1%		IVe	22	20	38	14	22	
41	Wiley loam	37.12	11.5%		IVe	18		35	12	18	
1422	Goshen silt loam, rarely flooded	29.01	9.0%		IIIc			55	26	30	
19	Kandrix-Canyon complex, 2 to 10 percent slopes	13.64	4.2%		VIe			30	11	18	
26	Norka silt loam, 0 to 2 percent slopes	10.15	3.1%		IVe	20		46	18	24	
22	Kim-Stoneham-Larimer loams, 3 to 12 percent slopes	7.51	2.3%		Ve	15		22	7	15	
Weighted Average						4.02	11.2	4.6	*n 41.8	*n 17.7	*n 22.7

*n: The aggregation method is "Weighted Average using all components"
 Soils data provided by USDA and NRCS.



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The Zola Crum Farm offers the opportunity to invest in a dryland farming property along with CRP and Wind Energy Lease Income or to add to your current farming operation. The property is well suited for dryland wheat, grain sorghum or millet production. The property has a 1984 40' X 70' Quonset Roundtop Building along with several other shops and farm buildings which will benefit a farming operation. The property also has a 220V generator powered water well that can provide water to the property. Over 45% of the SE 21-20-42 of the tillable acres are comprised of Class III Soils with the majority being Richfield Silt Loam. There are also hunting opportunities for Mule Deer, White-tail Deer and Antelope.

MLS #: H218424A (Active) List Price: \$320,000 (26 Hits)

TBD County Rd D Towner, CO 81071



Total Acres: 320
Acres Range:
Acres Source: Court House
Possible Use: Farm, Current Use

Sub Area: Granada
Area: Arkansas Valley
School District: RE2
County: Kiowa
Taxes: 853.10
Prior Tax Year: 2022

Legal Description: The East Half (E 1/2) of Section Twenty-one (21), Township (20) South, Range Forty-two (42), West of the Sixth Principal Meridan

Parcel Number: [112930747](#)

Parcel #-2:

Lot: NA **Block:** NA **Tract/Filing/Unit:** NA **Deed Provided:** Special

Water Rights: No **Description:**

Frontage: **Lot Faces:** **Zoning:** AG

Irregular Lot Size: No **Lot Dimensions:** 2640x5280 **Lot SqFt:**

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

POA Dues: **POA Dues Amount:** **HOA Inclusions:** None

Property Disclosure Avail: Yes **Provide Property Disc:** Yes

Disclosure: Leases

Documents on File: Leases, Photographs, Map

Variable Commission: No **Commission Type:** % **Co-Op %/ \$:** 2 **Possession:** Day of Closing

Commission on Seller Concessions: No **Earnest Money Required:** 7500.00 **Earnest Money To:** Guaranty Title

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

Ownership: Seller

Exclusions: The 2 Grain Bins that are located on the property have been sold and are waiting for removal.

Topography/Lot Description: Slight Slope

Access: Unpaved, County Road

Water Company: None

Water: Well

Sewer: None

Electric Co:

Electric:

Gas Company: None

Gas:

Current Internet Provider:

Crops: None, CRP

Irrigation: None

Extras: Barn, Outbuildings, Livestock Permitted

Curbs/Gutters: No

Curbs & Gutters: No Curbs, No Gutters

Structures: Yes

Marquee: No

Mineral Rights: Yes

Grazing Rights: No

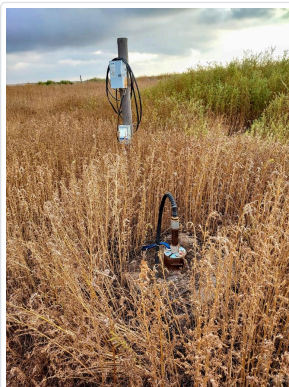
Public Remarks: 320 acres of Tillable Farmland and CRP. One half of the property is farmland and other one half is in CRP.

Directions: From HWY 96 in Towner, CO., go South On County Road 78 approximately 12 miles to Kiowa County Road D arriving at the NE corner of the property. North on County Rd 35 from Holly approximately 21 miles to Kiowa County Rd B. West 3 miles on County Rd B to Kiowa County Rd 76, then 1 Mile North. The Property begins at the Quonset Building and sheds on the West side of County RD 76.

MLS/Agent Only Remarks:

List Date: 10/16/2023 **Days On Market:** 130 **Contract Date:** **Appointment Contact #:** 719/336-7802

Orig LP: \$368,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided



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

Listing Agent: Joe Bush (#:7)
Agent Email: joe@2cr2.com
Contact #: (719) 688-7145