

# FOR SALE

## 156.77 ACRES



**Location:** 3 ½ miles north of Wiley, CO on both sides of Highway 287

**Legal:** S½NE¼19-T21S-R47W, ex 1<sup>st</sup> Sub. Div. and .459 ac  
N½20-T21S-R47 West of Ft Lyon Canal, ex. .233 ac to CDOT

**Size:** Deeded Acres – 156.8  
Irrigated Acres – 108 +/-  
Dryland Acres – 29 +/-  
Other – 19.8

**Water:** 106 Shares of Fort Lyon Canal

**Lease:** Year-to-Year crop share

**Minerals:** All of Seller's Interest

**Soils:** Rocky Ford clay loam - 1-3% slopes – 48.6%  
Numa clay loam - 1-3% slopes – 29.6%  
Nepesta clay loam - 0-1% slopes - 17.1%  
Rocky Ford clay loam - 3-5% slopes – 3.2%  
Nepesta clay loam – 1-3% slopes – 1.4%

**Price:** \$360,000

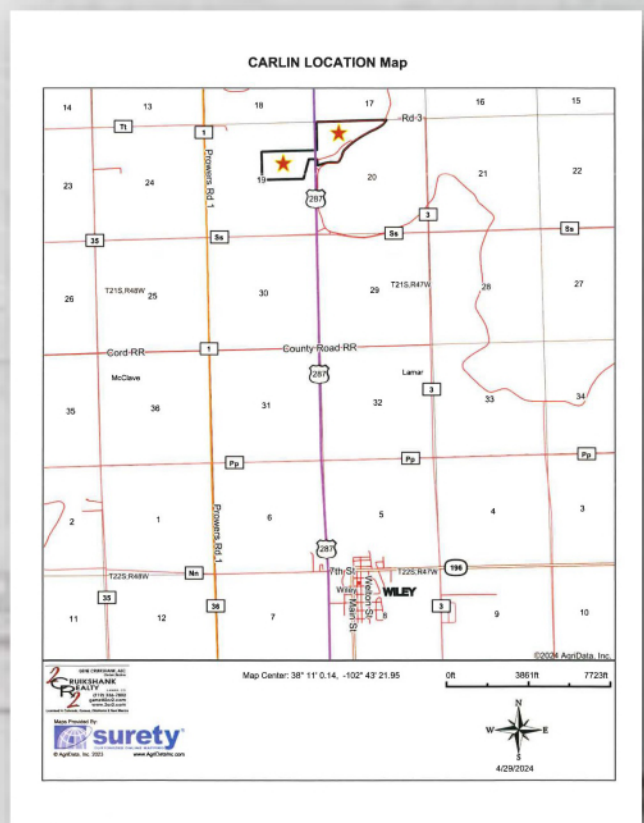
**Taxes:** \$1,921.43

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.



Owning shares of the Fort Lyon Canal is not just a financial investment but a stake in one of Colorado's crucial agricultural resources. The Fort Lyon Canal, the largest in eastern Colorado, plays a pivotal role in supporting the agricultural industry by providing essential irrigation water to a vast area of farmland in the Arkansas Valley. This canal is instrumental in the cultivation of various crops, contributing significantly to the local and state economy.

Owning farmland presents a multitude of benefits, extending beyond the tangible yield of crops and into financial stability, environmental stewardship, and personal fulfillment. At its core, farmland offers a direct pathway to the agricultural sector, one of the foundational pillars of the global economy. This connection not only allows for the production of food, but provides a hedge against inflation since the value of tangible assets like land typically increases over time. Furthermore, in an era where market volatility is commonplace, farmland can offer a more stable investment compared to traditional stocks or bonds, thanks in part to its inherent value and the perpetual demand for food and agricultural products.





**Total Acres:** 156.77  
**Acres Range:**  
**Acres Source:** Court House  
**Possible Use:** Farm

**Sub Area:** Lamar  
**Area:** Arkansas Valley  
**School District:** RE-13  
**County:** Prowers  
**Taxes:** 1921.14  
**Prior Tax Year:** 2023

**Legal Description:** S½NE¼19-T21S-R47W, ex 1st Sub. Div. and .459 ac N½20-T21S-R47 West of Ft Lyon Canal, ex .233 ac to CDOT

**Parcel Number:** [800009913](#)

**Parcel #-2:**

**Lot:** N/A **Block:** N/A **Tract/Filing/Unit:** N/A **Deed Provided:** Special

**Water Rights:** Yes **Description:**

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

**Irregular Lot Size:** Yes **Lot Dimensions:** N/A **Lot SqFt:** 6828901

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

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

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

**Disclosure:** None

**Documents on File:** No Documents

**Variable Commission:** No **Commission Type:** % **Co-Op %/\$:** 2 **Possession:** See Remarks

**Commission on Seller Concessions:** No **Earnest Money Required:** 7,200 **Earnest Money To:** Guaranty Abstract

**Terms:** Cash, Conventional **Showing Instructions:** Appointment Only, 24 Hr Notice, Listing Agent Must Be Present

**Ownership:** Seller

**Exclusions:** none

**Topography/Lot Description:** Flat, Slight Slope, Farm Lot

**Access:** State/County Highway

**Water Company:** None

**Water:** None

**Sewer:** None

**Electric Co:**

**Electric:**

**Gas Company:** None

**Gas:**

**Current Internet Provider:**

**Crops:** Seller Owns

**Irrigation:** Ditch System, Flood Irrigation, Irrigation Rights, Head Gate

**Extras:** Can Be Divided

**Curbs/Gutters:** No

**Curbs & Gutters:** No Curbs, No Gutters

**Structures:** No

**Marquee:** No

**Mineral Rights:** Yes

**Grazing Rights:** Yes

**Public Remarks:** Size: Deeded Acres – 156.8 Irrigated Acres – 108 +/- Dryland Acres – 29 +/- Other – 19.8 Water: 106 Shares of Fort Lyon Canal  
 Lease: Year-to-Year crop share Soils: Rocky Ford clay loam - 1-3% slopes – 48.6% Numa clay loam - 1-3% slopes – 29.6% Nepesta clay loam - 0-1% slopes – 17.1% Rocky Ford clay loam - 3-5% slopes – 3.2% Nepesta clay loam – 1-3% slopes – 1.4%

**Directions:** The property is located 3.5 miles north of Wiley, CO., at CR TT and Hwy 287. Coordinates are 38.212 -102.7242. The property sits on the east and west of Hwy 287.

**MLS/Agent Only Remarks:** Closing is subject to a year to year crop share lease. Mineral Rights: All sellers interest.

**List Date:** 4/26/2024 **Days On Market:** 11 **Contract Date:** **Appointment Contact #:** 719-336-7802

**Orig LP:** \$360,000 **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: Gene Cruikshank (#:1)  
Agent Email: [gene@2cr2.com](mailto:gene@2cr2.com)  
Contact #: (719) 336-7802