

636 ACRES IN CROWLEY COUNTY

Agricultural & Livestock Property · Crowley, Colorado

\$599,900

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FENCED
PROPERTY

CORRAL &
LOADING PENS

SEMI
LOADING STATION

COUNTY
WATER TAP

MOUNTAIN
VIEWS

PROPERTY OVERVIEW

This exceptional 636-acre property in Crowley County, Colorado offers a rare combination of proven agricultural farmland and open dry land grazing ground, set against stunning distant Rocky Mountain views. The property is fully fenced around the perimeter and comes ready to support an active farming or cattle operation from day one. With Crowley County tap water available on-site, livestock infrastructure in place, and multiple home building sites scattered throughout, this is an outstanding opportunity for the serious agricultural buyer.

THE TWO TRACTS

Smaller Agricultural Tract

This tract carries a strong history as productive cropland. Having never been used for grazing, the soils are well-preserved and ready for continued crop production or specialty agricultural use.

Larger Grazing Tract

The majority of the acreage is dry land grazing ground, ideal for cattle and livestock operations. Open pasture with solid perimeter fencing and direct access to corral and loading facilities.

KEY FEATURES

- 636 total acres
- Fully fenced perimeter
- Crowley County tap water on property
- Corral and loading pens
- Semi truck loading station
- Multiple home building sites
- Sweeping mountain views
- Two tracts: farmland + dry grazing

LOCATION & ACCESS

La Junta, CO	~30 min	County seat — full amenities, farm services, feed stores
Pueblo, CO	~50 min	Regional hub — medical centers, shopping, airport

Located on Colorado's scenic eastern plains with wide open skies and distant views of the Rocky Mountains to the west — all within easy reach of essential services and regional centers.

BUILD YOUR DREAM ON THE PLAINS

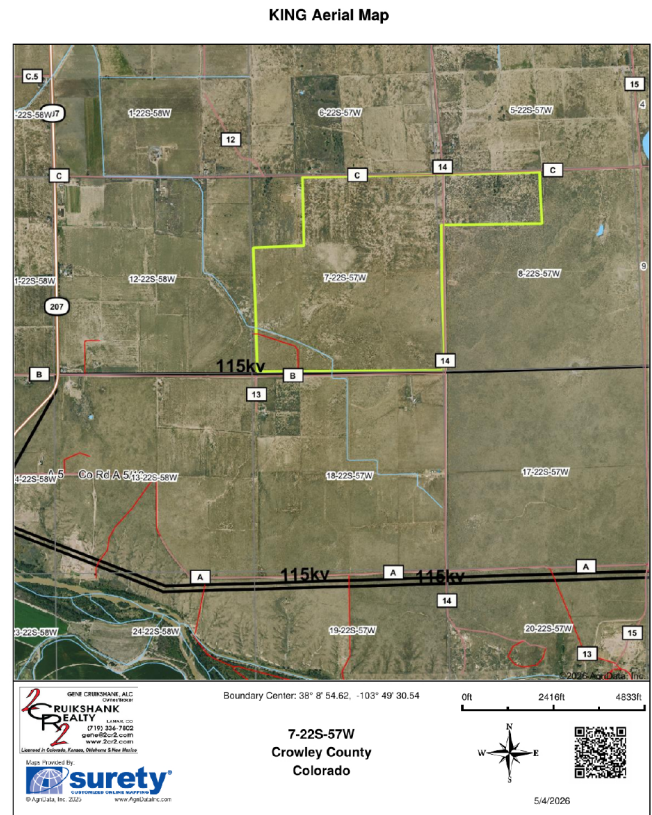
Multiple home building sites are available throughout the property, each offering space, privacy, and signature Colorado mountain views. Crowley County tap water is already available on-site to simplify development of a ranch headquarters, weekend retreat, or permanent residence.

Information deemed reliable but not guaranteed. Buyer to verify all details. Acreages and distances are approximate.



AERIAL MAP

TBD County Road C · Crowley, Colorado 81033



LEGAL DESCRIPTION

The N1/2NW1/4 of Section 8, Township 22 South, Range 57 West of the 6th P.M. and Lots 1, 2, 3 and 4; the E1/2 NW1/4, the NE1/4, the E1/2SW1/4, and the SE1/4 of Section 7, Township 22 South, Range 57 West of the 6th P.M., EXCEPT a tract of land lying in the NW¼ of Sec. 7, Township 22 S., Range 57 West of the 6th P.M. and being more particularly described as follows: Beginning at the NW corner of said Sec. 7 as monumented by a 2½" aluminum pipe with 3¼" aluminum cap marked PLS 12103 and considering the West line of said Sec. 7, (as monumented by a similar pipe and cap at its South end), bearing N 0° 15' 16" W (G.P.S.) with all other bearings contained herein being relative thereto; thence N 89° 55' 46" E, along the North line of said Sec. 7, a distance of 1336.21; thence S 0° 13' 06" W, 1860.29 feet; thence S 89° 30' 25" W, 1320.86 feet to a point on the West line of said Sec. 7; thence N 0° 15' 16" W, along the West line of said Sec. 7, a distance of 1870.01 feet to the point of beginning. SUBJECT TO the North 30.00 feet of said tract for County Road C Right of Way purposes. All corners or offset corners, unless otherwise noted are monumented by 5/8" rebars and aluminum caps marked BRUNDAGE, PLS 30087. County of Crowley, State of Colorado.

Parcel #: 10500158



PROPERTY DESCRIPTION



Rare Opportunity on Colorado's Eastern Plains — 636 Acres of Prime Agricultural & Livestock Ground!

Don't miss this exceptional offering in Crowley County — 636 acres of versatile land priced at \$599,900. This property delivers the full package for the serious agricultural buyer: two distinct tracts offering the best of both worlds, a smaller tract with a history of farming and a larger tract of open dry land grazing ground ideal for cattle operations. The entire perimeter is fenced and ready to work from day one.

Infrastructure is already in place — corral, loading pens, and a semi truck loading station make this a turnkey livestock operation. Crowley County tap water is available on the property, a significant asset in eastern Colorado. Multiple home building sites are scattered throughout, each offering privacy, space, and sweeping Rocky Mountain views on the horizon.

Located just 30 minutes from La Junta and approximately 50 minutes from Pueblo, you get the peace of rural Colorado without sacrificing access to services, markets, and amenities. Whether you're expanding an existing operation, starting fresh, or looking for a place to build your ranch headquarters, this property checks every box.

636 acres. Two tracts. Turnkey infrastructure. Mountain views. This is the one.

DIRECTIONS TO THE PROPERTY

TBD County Road C · Crowley, Colorado 81033

From Hwy 96 (Coming from the East):

Travel on Hwy 96 and turn South onto State Highway (SH) 207. Travel on SH-207 for approximately 2.5 miles, then turn East onto County Road C. The property is located approximately 1 mile in on County Road C and is situated on both sides of the road at Lane 14 (south side).

From Hwy 50 (Coming from the East / Pueblo):

Travel on Hwy 50 and turn North onto State Highway (SH) 207. Travel on SH-207 for approximately 3.5 miles, then turn East onto County Road C. The property is located approximately 1 mile in on County Road C and is situated on both sides of the road at Lane 14 (south side).

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