

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.



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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2CR2 **GENE CRUIKSHANK, ALC**
Owner/Broker
CRUIKSHANK
REALTY LAMAR, CO
(719) 336-7802
gene@2cr2.com
www.2cr2.com
Licensed in Colorado, Kansas, Oklahoma & New Mexico

Boundary Center: 38° 14' 57.75, -102° 37' 39.95

0ft	1941ft	3881ft
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6-21S-46W
Prowers County
Colorado



6/3/2025

Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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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

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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:** **Zor**

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**

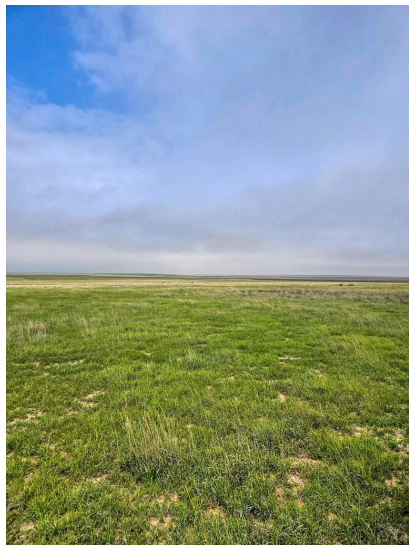
Orig LP: \$88,000

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmn



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

Listing Agent: Gene Cruiksha
Agent Email: gene@2cr2.com
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Information Herein Deemed Reliable but Not Guaranteed