

**PROWERS COUNTY
IRRIGATED FARMLAND**

**Price Reduced: \$399,000
\$2,348 per acre**



**Township 23 South, Range 42 West
NW4 Section 2 and SE4NE4 Section 3**

LISTING # 25050



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Features:

- NW4 Section 2-T23S-R42W - 131.10± Farmland acres
84.27± Irrigated acres, 33.65± Dryland acres, 7.03± Grass
acres, 5.76± pond waste.
Base; 11.22 acres Wheat/32Bu PLC
- SE4NE4 Section 3-T23S-R42W - 38.8± Farmland acres,
32.09± Irrigated acres, 6.71± Dryland acres.
Base; 24.67 acres Wheat/27Bu PLC
12.33 acres Grain Sorghum/38Bu PLC
- Amity Mutual Irrigation Shares
#3752 - 30 shares and #3753 - 10 shares
- Includes center pivots & supporting irrigation equipment
- Currently subject to lease.
- Taxes: \$954.68



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JOINS MAP 24





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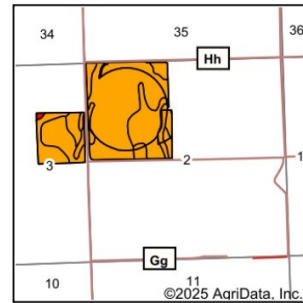
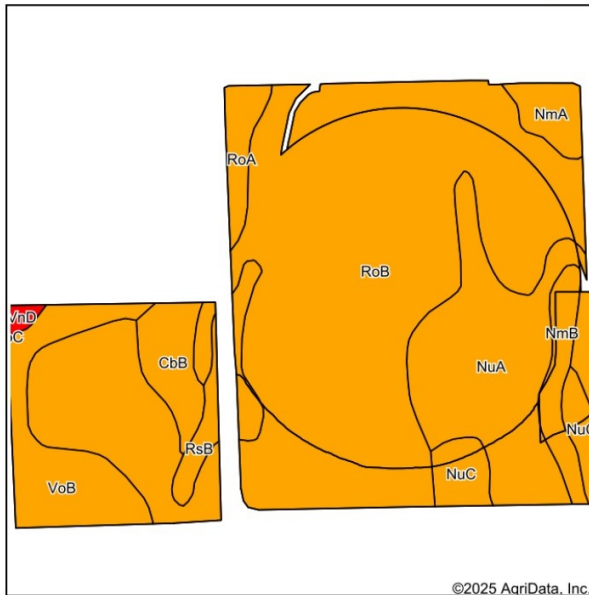
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Soils Map



State: **Colorado**
County: **Prowers**
Location: **2-23S-42W**
Township: **Holly**
Acres: **167.29**
Date: **9/22/2025**



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPIING
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Soils data provided by USDA and NRCS.

Area Symbol: CO099, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu
RoB	Rocky Ford clay loam, 1 to 3 percent slopes	101.24	60.6%		IVc	IIIe	175		95
NuA	Numa clay loam, moist, 0 to 3 percent slopes	26.05	15.6%		IVc	IIIe			
VoB	Vona sandy loam, warm, 0 to 3 percent slopes	12.17	7.3%		IVe	IVe			
NuC	Numa clay loam, moist, 3 to 5 percent slopes	5.77	3.4%		IVe	IVe			
CbB	Colby silt loam, 0 to 3 percent slopes	5.44	3.3%		IVc	IIIe			
NmB	Nepesta clay loam, 1 to 3 percent slopes	4.60	2.7%		IVc	IIIe	120		65
RsB	Rocky Ford clay loam, sand substratum, 1 to 3 percent slopes	4.56	2.7%		IVc	IIIe	150	19	100
NmA	Nepesta clay loam, 0 to 1 percent slopes	3.41	2.0%		IVc	IIIe	120		70
RoA	Rocky Ford clay loam, 0 to 1 percent slopes	3.38	2.0%		IVc	IIIe	180		100
VnD	Valent sand, 1 to 9 percent slopes, warm	0.67	0.4%		Vle	Vle			
Weighted Average					4.01	3.12	119.4	0.5	65.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

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