

**Prowers County Irrigated 160**  
**Holly, CO 81047**

**\$480,000**  
**160± Acres**  
**Prowers County**





## Prowers County Irrigated 160 Holly, CO / Prowers County

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### **SUMMARY**

**City, State Zip**  
Holly, CO 81047

**County**  
Prowers County

**Type**  
Farms, Ranches

**Latitude / Longitude**  
37.727900 / -102.251300

**Acreage**  
160

**Price**  
\$480,000

**Property Website**  
<https://greatplainslandcompany.com/detail/prowers-county-irrigated-160-prowers-colorado/33526>



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**PROPERTY DESCRIPTION**

Offering 160 acre irrigated farm located in southern Prowers County. The irrigation system includes one submersible, and irrigation well. Test pumped for 395 GPM. Natural gas motor with generator. Sprinkler is a 7 tower towable. The property has a 45' x 80" machine shed.

- Legal Description: NW1/4 Section 3, T27S, R43W - 160 +/- acres
- SOIL: Mainly Colby silt loam, Campo clay loam, Baca silt loam, 0-3% slope
- Irrigation System: One Submersible, Well, natural gas motor w/ generator
- Well: Permit #3417-F
- 2021 Taxes: Approximately \$1,069

Call Sloan Smith for more information on the farm [.719-980-1522](tel:719-980-1522).

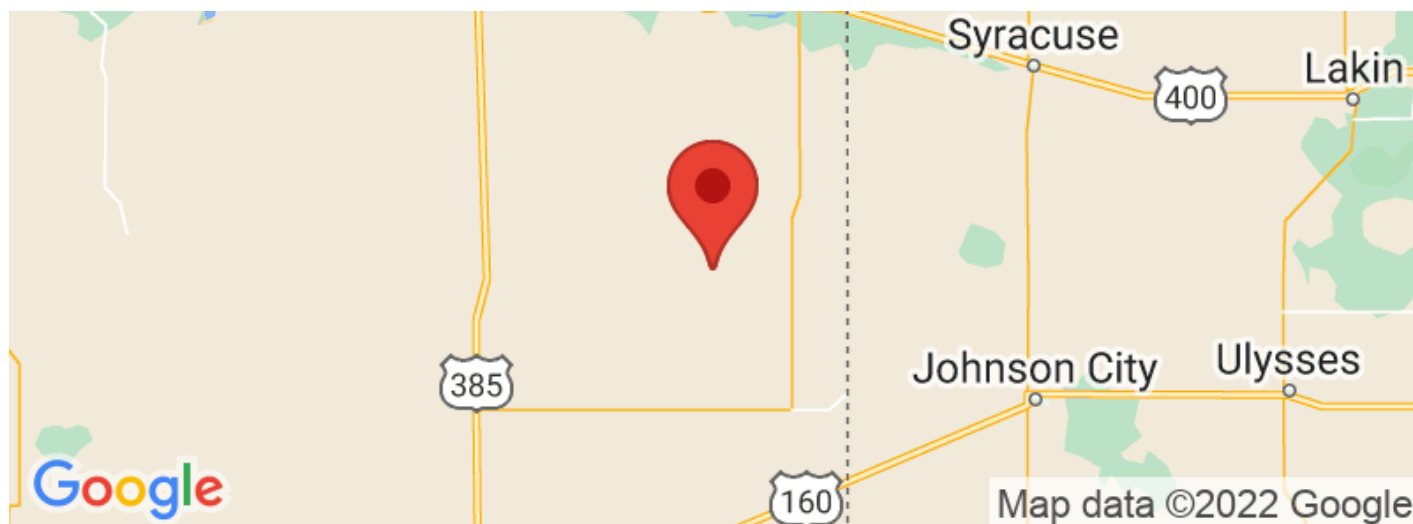
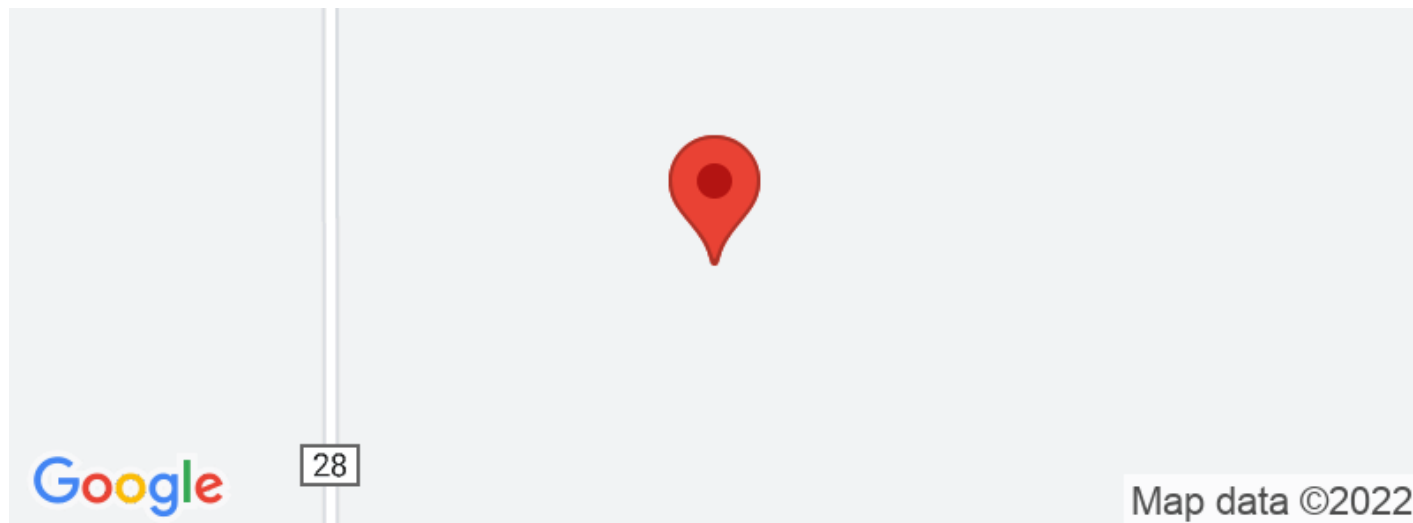


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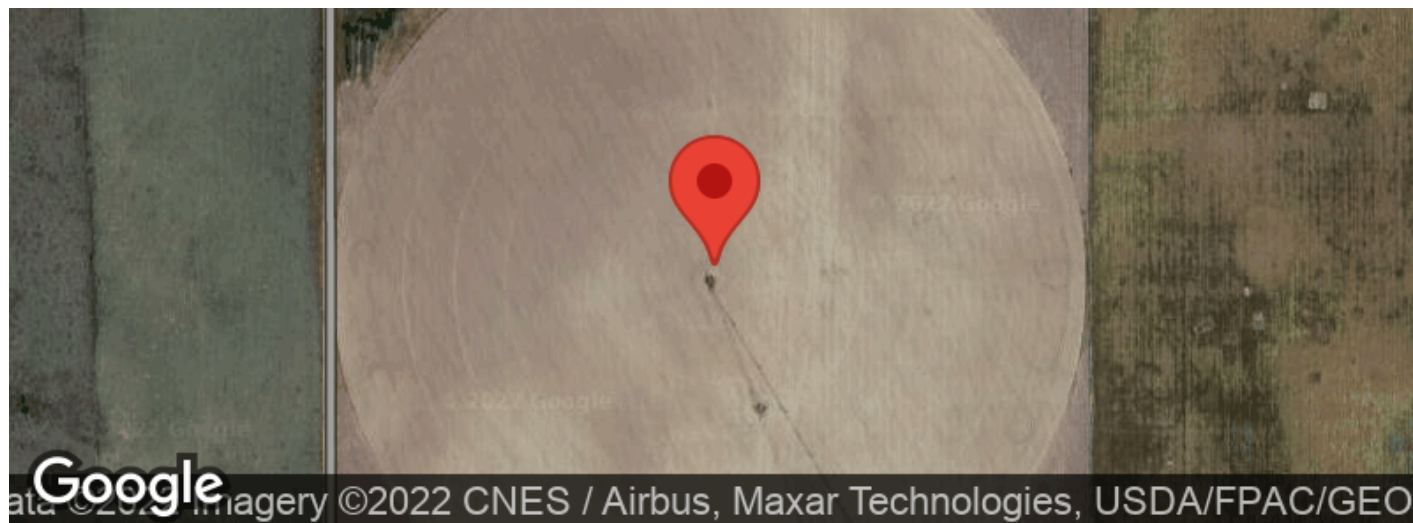
## Locator Maps



**MORE INFO ONLINE:**



## Aerial Maps



**MORE INFO ONLINE:**

## LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

### Representative

Sloan Smith

### Mobile

(719) 980-1522

### Email

sloan@greatplains.land

### Address

505 W. Main

### City / State / Zip

Yukon, OK 73099

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## NOTES

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**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

**MORE INFO ONLINE:**

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**Great Plains Land Company**  
505 W. Main St  
Yukon, OK 73099  
(405) 255-0051  
[greatplainslandcompany.com](http://greatplainslandcompany.com)

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