

# Two Butte Creek Ranch



---

6,542.33 ± ACRES | SPRINGFIELD, CO | BACA COUNTY

---

*Scott Land Company, LLC*

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

## PROPERTY SUMMARY

---

State:	Colorado
Region:	Southeastern Plains
County:	Baca/Prowers
Property Type:	Grazing/Hunting
Acres:	6,542.33 ± acres
Price:	\$8,341,471.00
Estimated Taxes:	To Be Determined
Directions:	From Springfield, CO: 10.36 mi. N on HWY 385 thence 5 mi. W on CR RR. Thence 3.5 miles N on CR 20 to gate

## COMMENTS

---

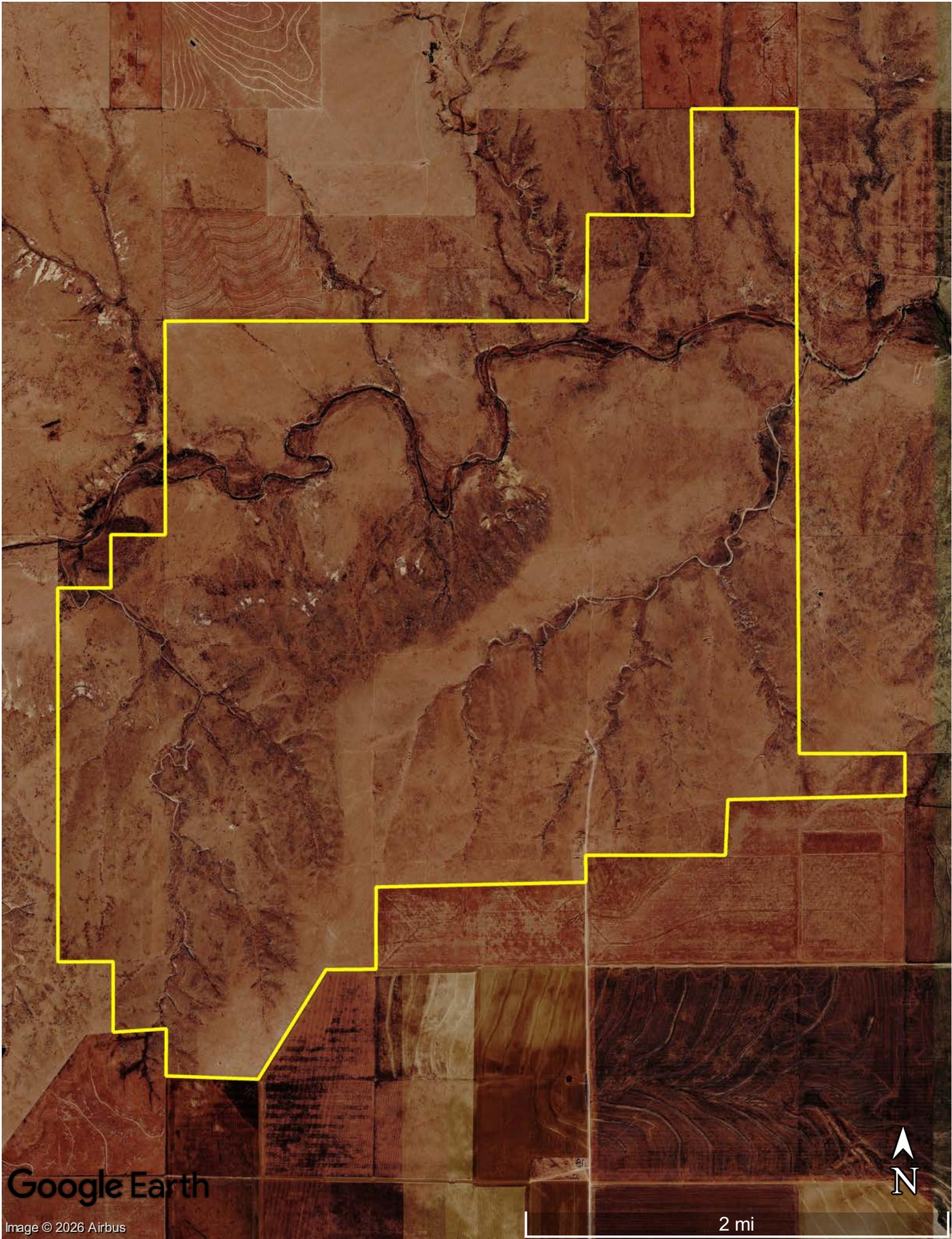
Two Butte Creek Ranch consisting of approximately 6,542.33 acres of well-managed grassland provides an excellent habitat for cattle and wildlife with the Two Butte Creek or "Driftwood Creek" in the Kiowa language traversing the northern end of the property. The ranch located in Southeast Colorado could be utilized for a summer yearling grazing program or a year-round cow/calf operation. Hunting opportunities on the ranch include mule deer and antelope along with quail, turkey and waterfowl.

The northern half of the ranch is traversed by 5.2 miles of Two Butte Creek which flows into Two Buttes Reservoir seven miles away. The creek flows intermittently, but the owner reports several live springs and many sub-irrigated areas along with large cottonwood trees. Cattle water along the creek which serves as a magnet for wildlife. Mule deer, antelope and the occasional elk are found on the ranch as well as quail, turkey and waterfowl.

Improvements include very good perimeter fencing of four and five barbed wire construction that is approximately 10 years old along with a good water distribution system. Six, 24 foot drinkers are optimally situated across the ranch and provided water via a pipeline connected to a well equipped with an electric submersible motor and pump which is located off the ranch with all necessary easements. A set of useable pens constructed of pipe and panels is located at the main entrance.

A Grassland Conservation Reserve Program contract is enrolled on 2,832.45 acres on the Two Butte Creek Ranch. The GCRP contract pays at \$18.00 per acre annually and was signed up in 2022 having several more years of payments remaining. Total payment yearly is capped per individual at \$50,000 by the USDA. This is one of the most productive and eye appealing ranches in southeastern Colorado. The ranch is accentuated with cottonwood lined Two Butte Creek and excellent gramma and buffalo grasses across the rolling prairie land which makes the property a haven for cattle and wildlife. Two Butte Creek Ranch has been well managed and cared for over the years and is an ideal opportunity to begin or expand a ranching heritage.



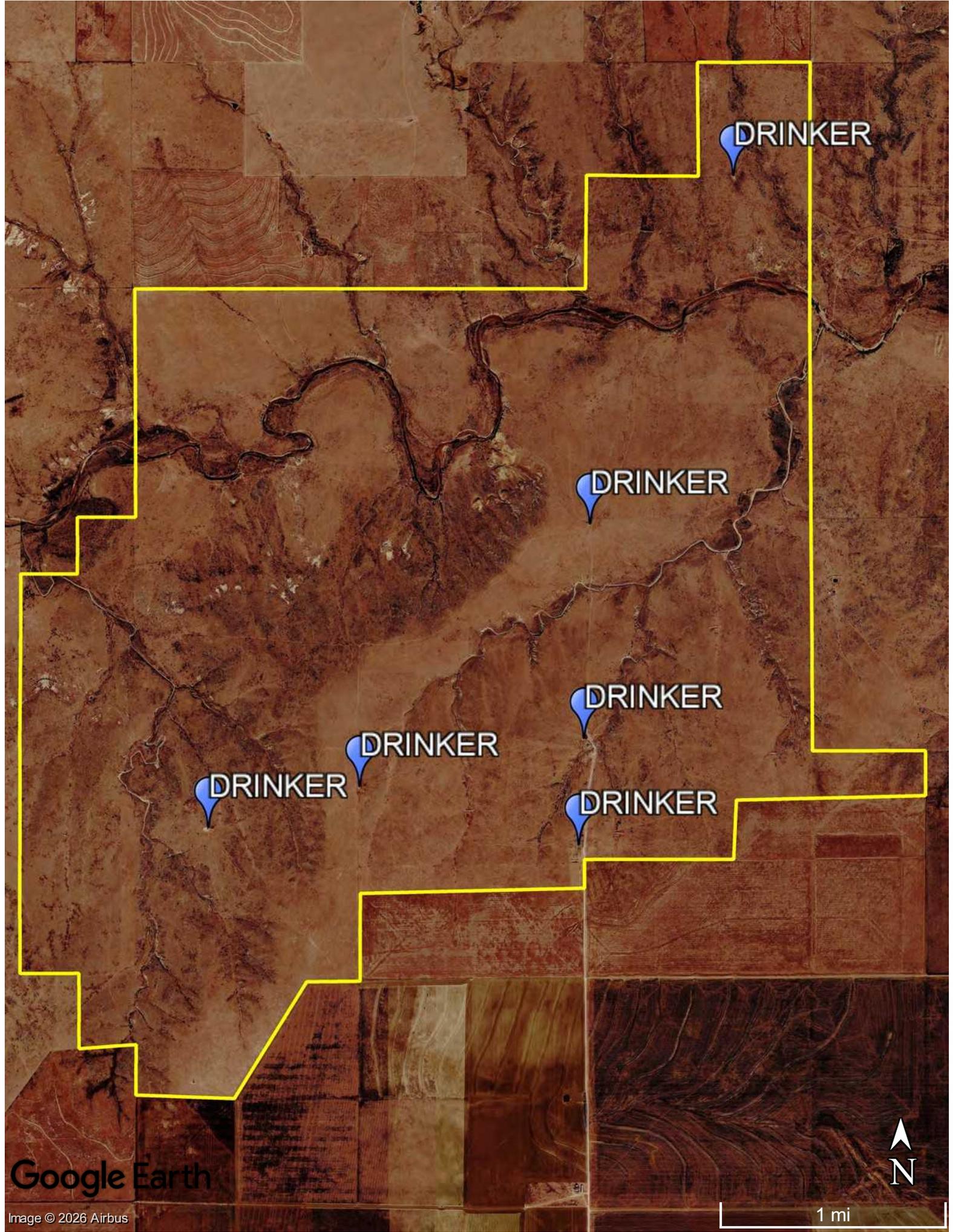


Google Earth

Image © 2026 Airbus



2 mi



DRINKER

DRINKER

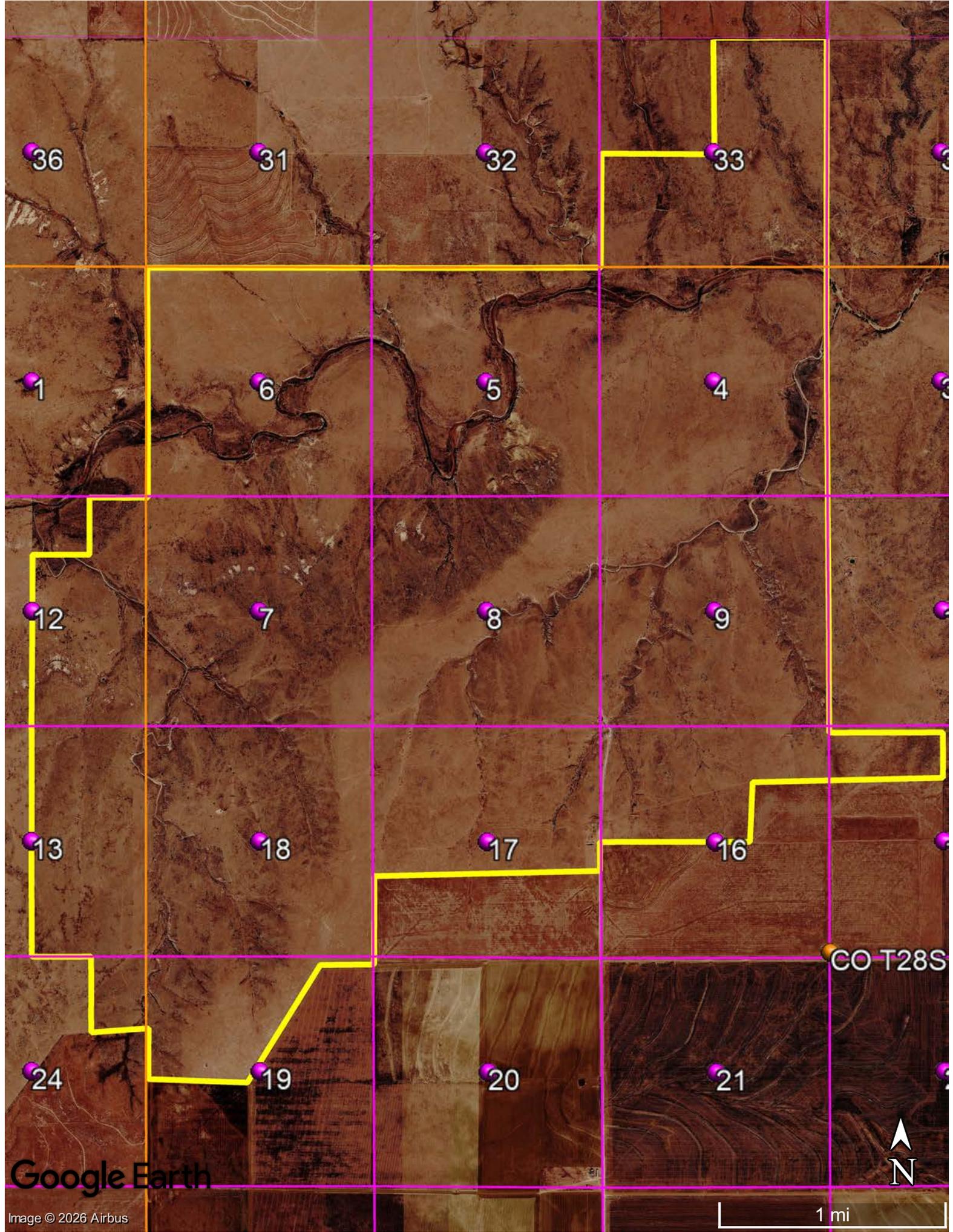
DRINKER

DRINKER

DRINKER

DRINKER





Google Earth

Image © 2026 Airbus

CO T28S



1 mi















# *Scott Land Company, LLC*

## FARM AND RANCH REAL ESTATE

### Ron V. Deeds

Associate Real Estate Broker - NM & CO

---

575.207.6888

rondeeds@plateautel.net

### Krystal Nelson

Associate Real Estate Broker - TX, NM & CO

---

806.647.6063

krystal.nelson@scottlandcompany.com

[scottlandcompany.com](http://scottlandcompany.com)

806.647.4375

Physical Address: 1368 U.S. Hwy. N. 385 - Dimmitt, TX 79027

Mailing Address: 1301 Front Street - Dimmitt, TX 79027

The information contained herein is as obtained by Scott Land Co., LLC – Dimmitt, Texas from the owner and other sources and even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.