

Wittman Quarters
Road NN and 35
Holly, CO 81047

\$200,000
333± Acres
Prowers County



Wittman Quarters
Holly, CO / Prowers County

SUMMARY

Address

Road NN and 35

City, State Zip

Holly, CO 81047

County

Prowers County

Latitude / Longitude

38.159104 / -102.082449

Acreage

333

Price

\$200,000

Property Website

<https://greatplainslandcompany.com/detail/wittman-quarters-/prowers/colorado/99645/>



PROPERTY DESCRIPTION

Two Quarters of CRP and Native Grass

With natural wind breaks and abundant grass, this could make a great calving pasture!

There are multiple CRP contracts on these two parcels including two General Contracts (179+/- acres) with payments totaling \$4,779 annually and one Grasslands CRP Contract (66+/- acres) paying \$1,327 annually (currently being paid to the tenant who is leasing the grass). The grasslands contract and one of the general contracts expire September 30, 2031 and the remaining general contract expires September 30, 2032. Copies of the contracts are available below.

There is a Solar powered well that will convey with the property as well as excellent 3-wire barbed wire fencing on the remaining 88 +/- acres of native grass. The grass is currently under cash lease paying \$1,400 annually. Grazing lease expires September 30, 2031. The fence and well are maintained by the current lessee.

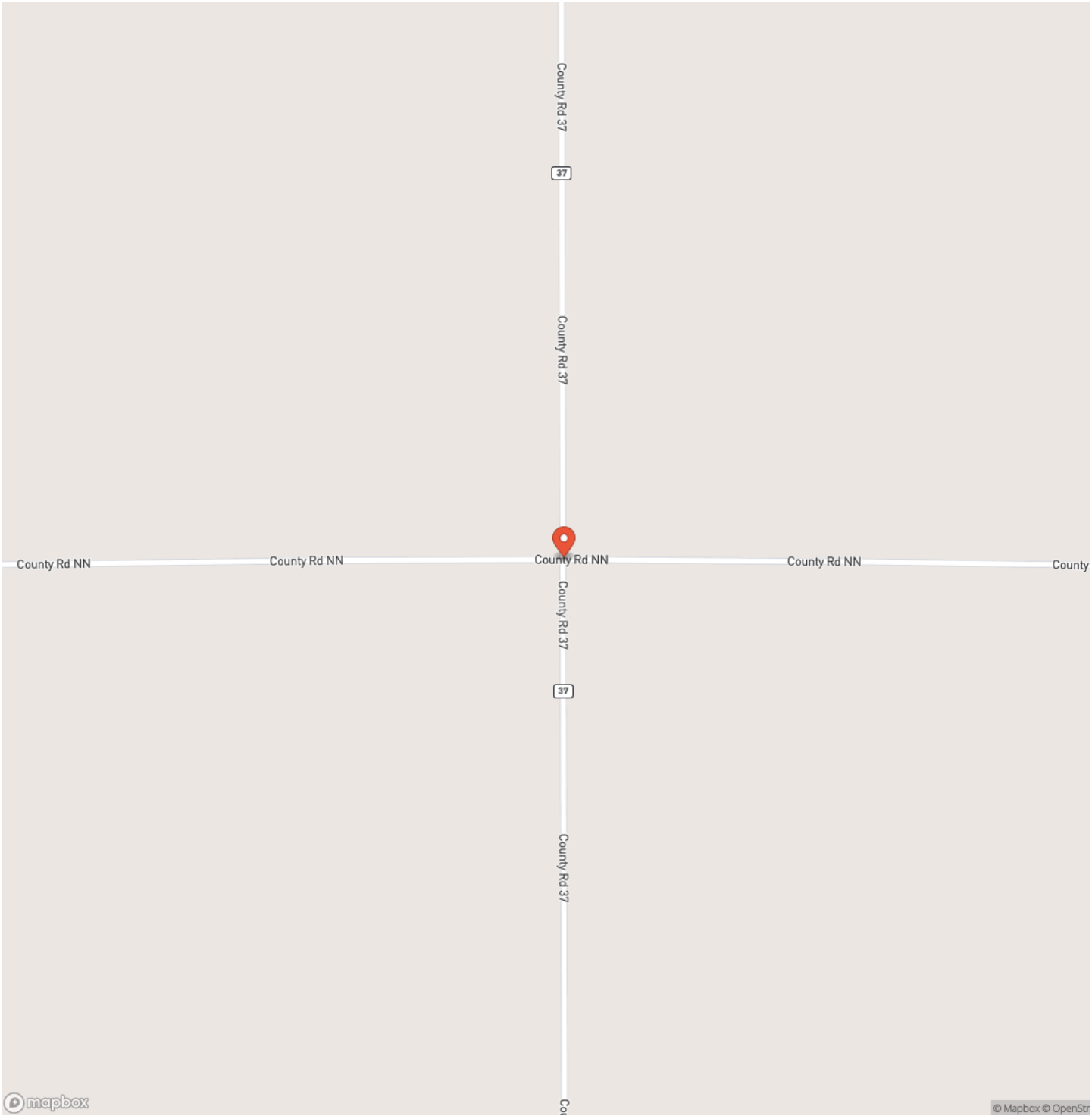
There is currently a wind lease with Wild Stallion Wind Project, LLC paying \$1,603 annually.

Seller wishes to retain 50% of the wind and solar rights for 10 years.

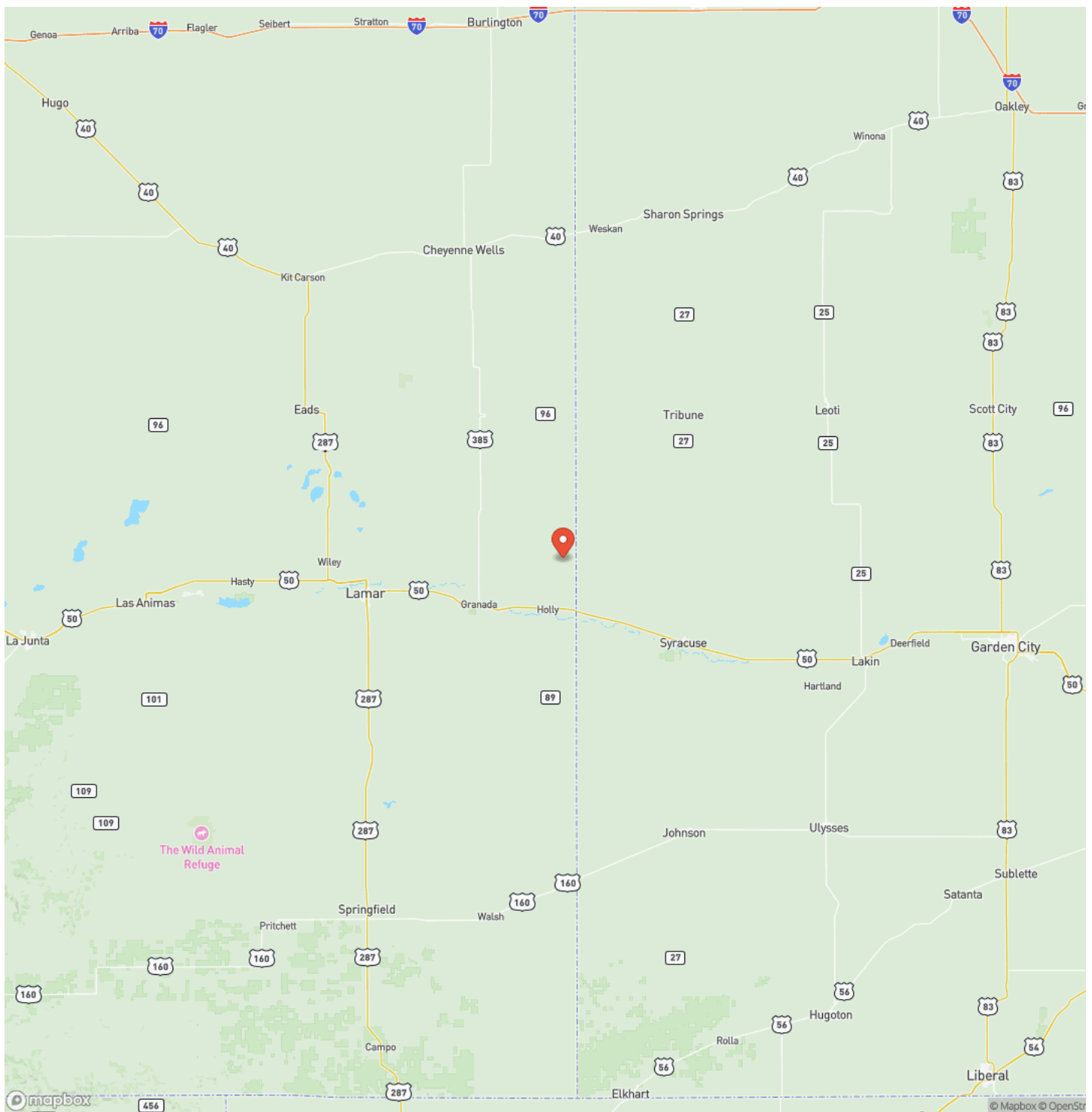
To view the property, go to the Southeast corner of SE/4 2-22S-42W and enter on the two track. You can drive up the East edge of this quarter and go through the gate to enter the Southwest corner of NW/4 1-22S-42W. Continue up the two track and across the creek to view the solar well. Please contact Taylor Spitzer (719)353-2334 before viewing or to schedule a viewing with broker.



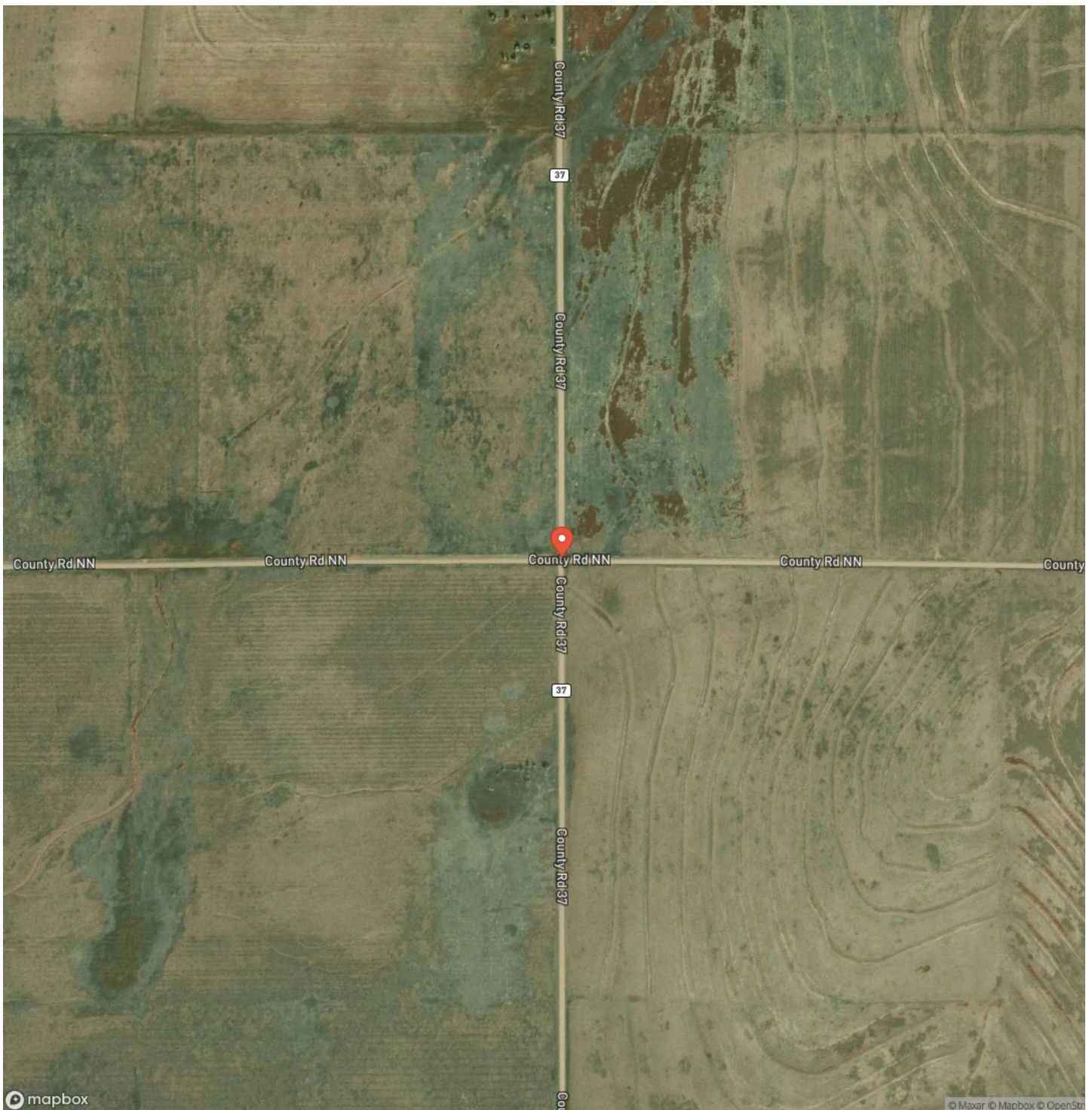
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Taylor Spitzer

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Email

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Address

501 N. Walker Ave.

City / State / Zip

Oklahoma City, OK 73012

NOTES

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

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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.

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