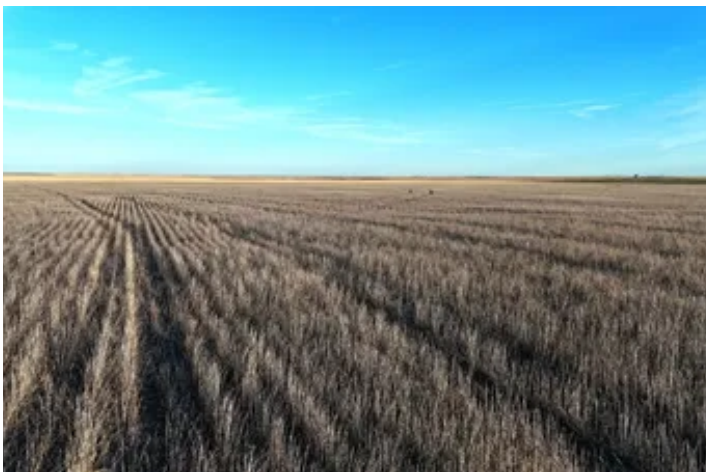


Half Section of Prime Cropland in Washington County
TBD County Road MM
Akron, CO 80720

\$419,000
323.610± Acres
Washington County



Half Section of Prime Cropland in Washington County Akron, CO / Washington County

SUMMARY

Address

TBD County Road MM

City, State Zip

Akron, CO 80720

County

Washington County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.25 / -103.042

Acreage

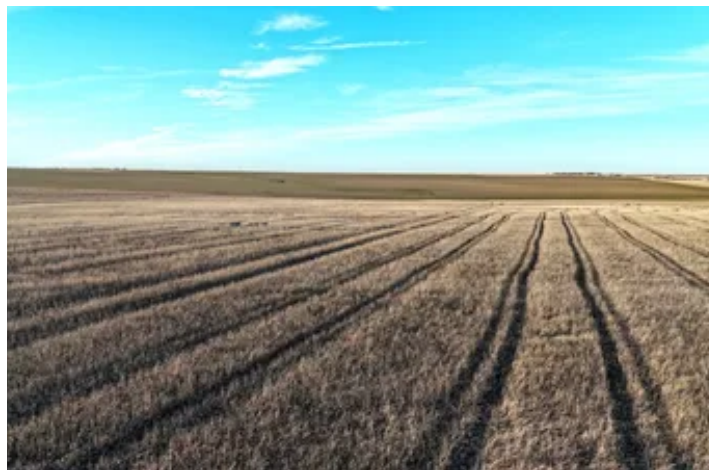
323.610

Price

\$419,000

Property Website

<https://greatplainslandcompany.com/detail/half-section-of-prime-cropland-in-washington-county-washington-colorado/98611/>



Half Section of Prime Cropland in Washington County Akron, CO / Washington County

PROPERTY DESCRIPTION

Washington Co., CO 323.61

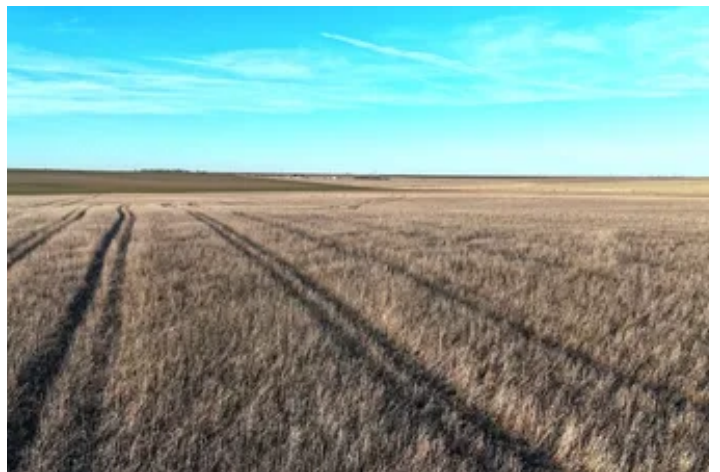
Here is a productive half section of cropland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly tillable Class III & IV soils and relatively flat contours, you can expect this property to produce above average yields of Wheat, Milo, Millet, Sunflowers, or Corn. Currently there are 164.97 acres planted to winter wheat with the balance of the tillable acres being in 2025 wheat stubble and ready for a summer crop. Several local tenants in the area would offer a cash lease in the range of \$40 to \$45 per tillable acre, providing a great annual return on investment for the investor minded buyer. The 316.97 acres of tillable cropland comes with 142.89 Wheat Base Acres with a PLC yield of 39 bushels and 60.92 Corn Base Acres with a PLC yield of 100 bushels. This property has road access along the eastern boundary and is located in a great farming area. Recreational opportunities include hunting for deer, antelope, upland birds and small game. There is also the opportunity to enroll the parcel in the Colorado Walk-In Hunting Access program for added annual income. Please contact the local Land Professional for any questions or to schedule a showing. *****Showings by Appointment Only*****

Property Details:

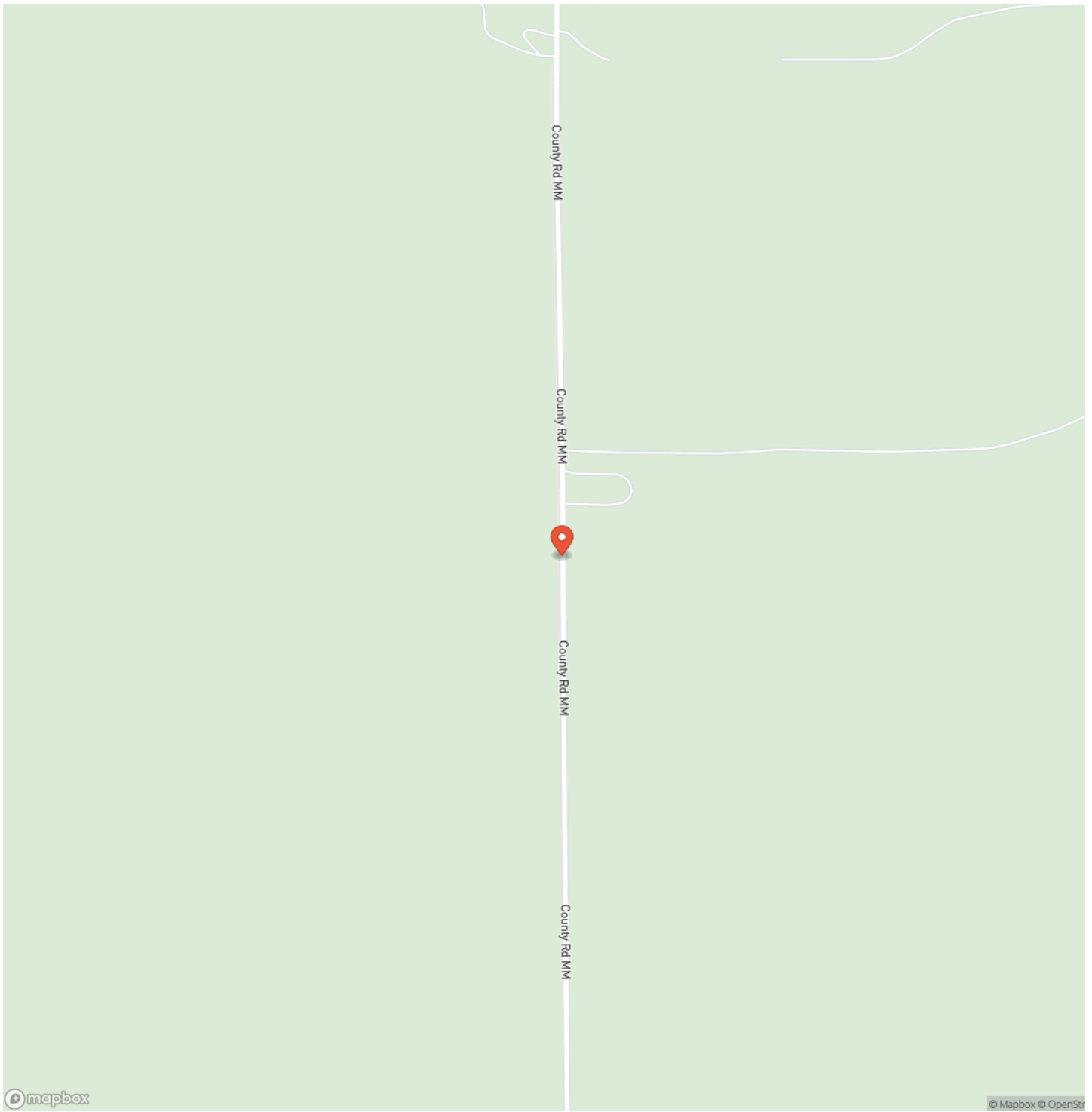
- Legal Description - E2 SEC11 T3N R51W
- Nearly 100% Tillable
- Level Class III & IV Soils
- 316.97 Acres of Income Producing Cropland
- Potential Cash Lease \$40 to \$45 per tillable acre
- Good FSA Base Acres (Wheat & Corn)
- Located in a great farming area
- Recreational & hunting opportunities
- Low Taxes

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

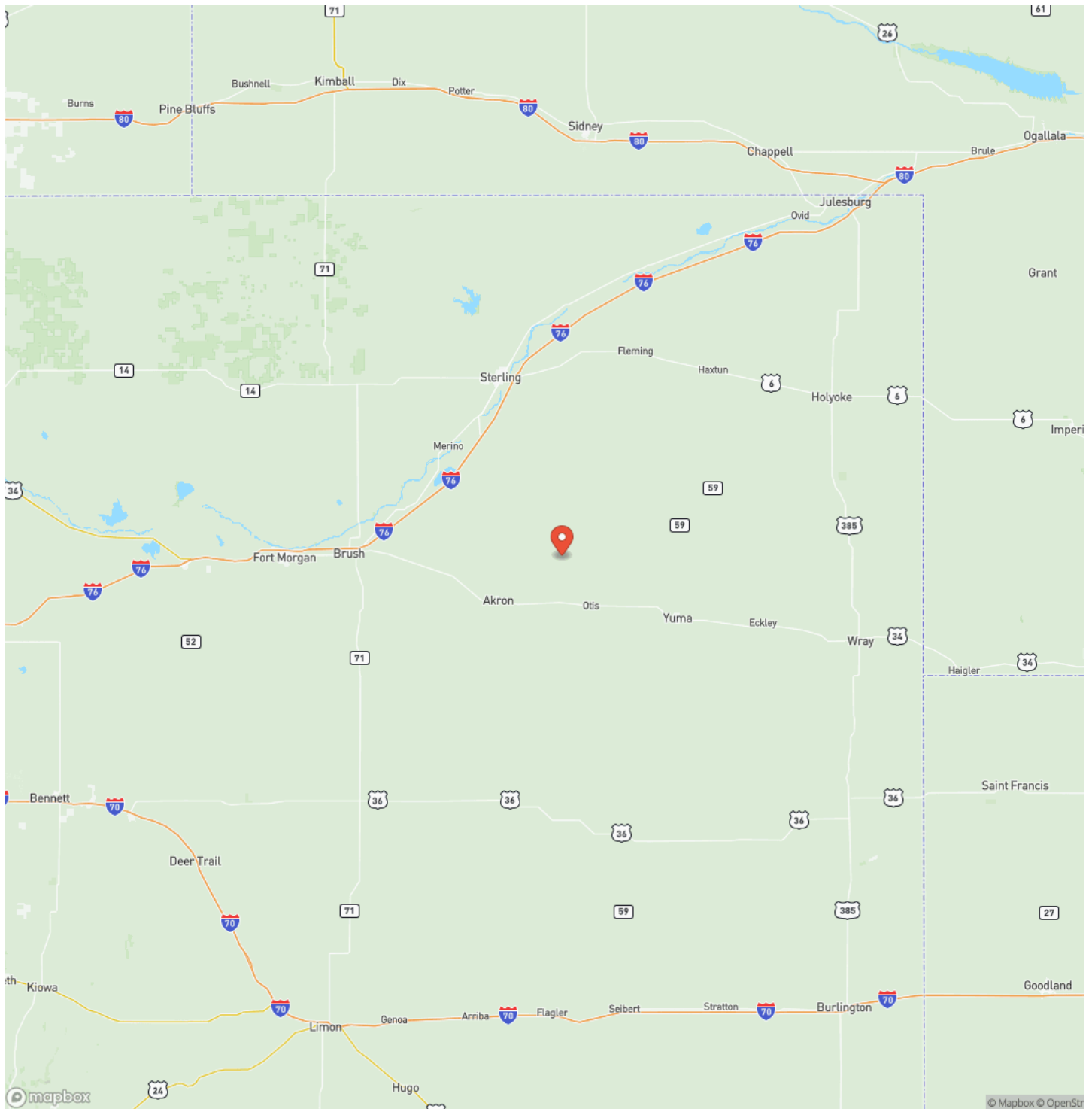
**Half Section of Prime Cropland in Washington County
Akron, CO / Washington County**



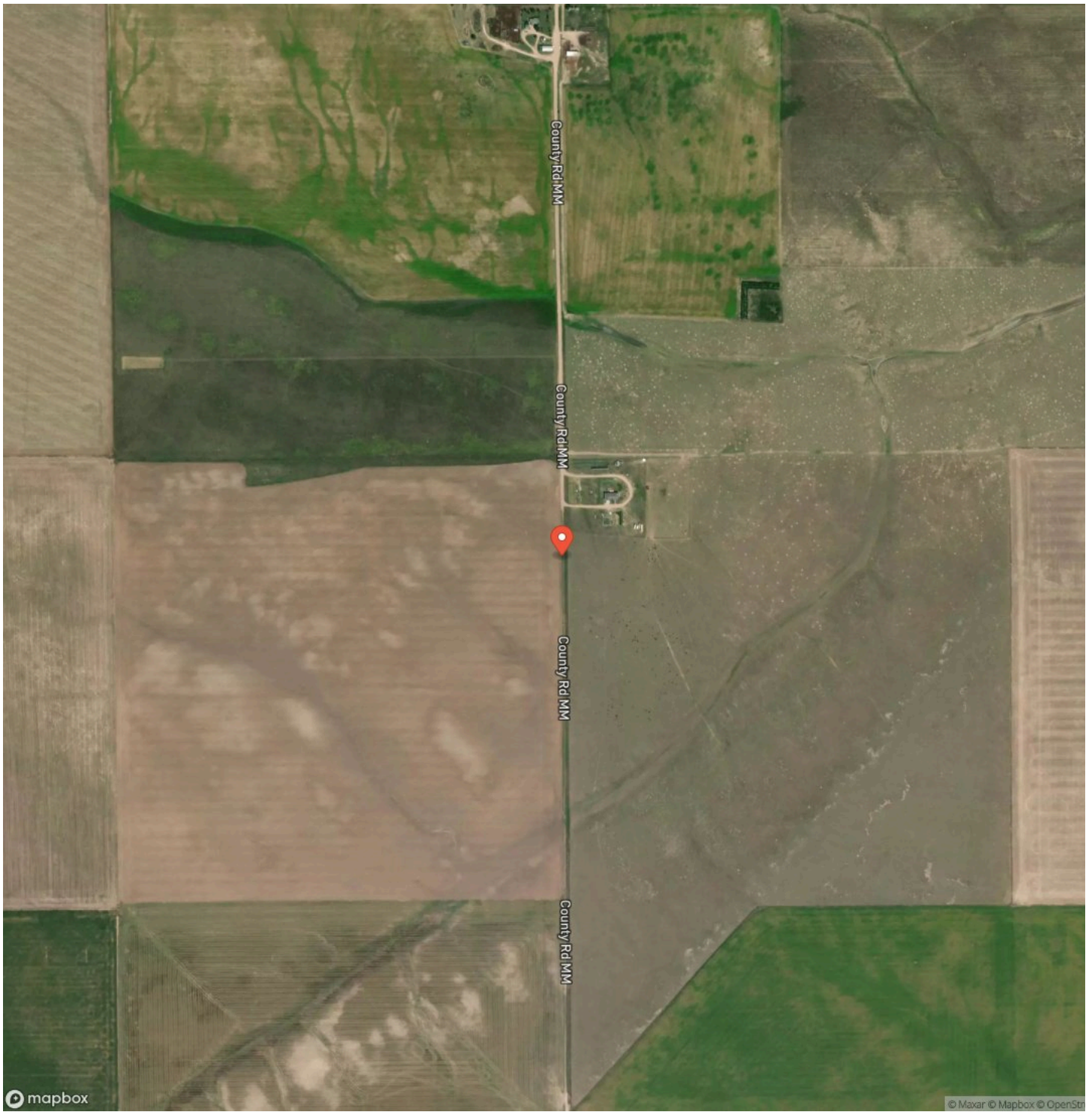
Locator Map



Locator Map



Satellite Map



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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