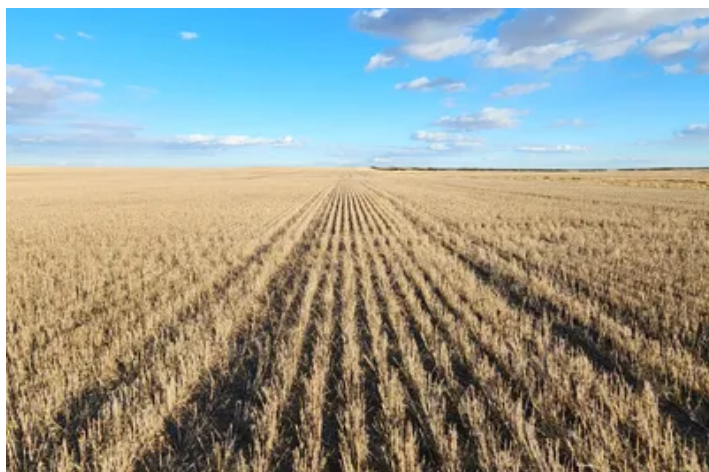


**Prime Tillable Cropland with Mostly Class II Soils**  
TBD County Road 11  
Haxtun, CO 80731

**\$255,000**  
160± Acres  
Phillips County





## Prime Tillable Cropland with Mostly Class II Soils Haxtun, CO / Phillips County

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### **SUMMARY**

**Address**

TBD County Road 11

**City, State Zip**

Haxtun, CO 80731

**County**

Phillips County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

40.4714 / -102.5693

**Taxes (Annually)**

912

**Acreage**

160

**Price**

\$255,000

**Property Website**

<https://greatplainslandcompany.com/detail/prime-tillable-cropland-with-mostly-class-ii-soils-phillips-colorado/68459/>



## Prime Tillable Cropland with Mostly Class II Soils Haxtun, CO / Phillips County

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### **PROPERTY DESCRIPTION**

Quarter section of productive 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 nearly 100% tillable with mostly Class II soils. Crops grown on the property and in the area include Wheat, Milo, Millet, or Corn. Currently, all of the tillable acreage is in a crop rotation and is subject to tenant rights. The property has well maintained county road frontage on multiple sides and is located in a great farming area. FSA information available upon request. Please contact the local Land Specialist for questions or to schedule a showing.

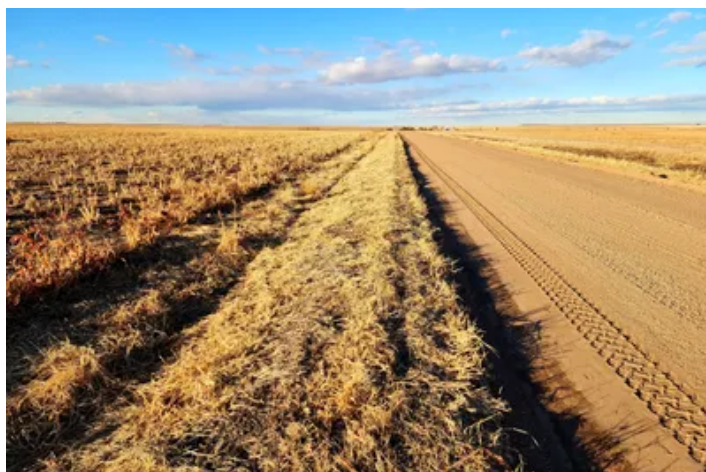
- Legal - SE4 SEC23 T6N R47W
- Nearly 100% Tillable
- Prime Tillable Cropland
- Income producing
- Located in a great farming area
- Recreational & hunting opportunities

*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.*

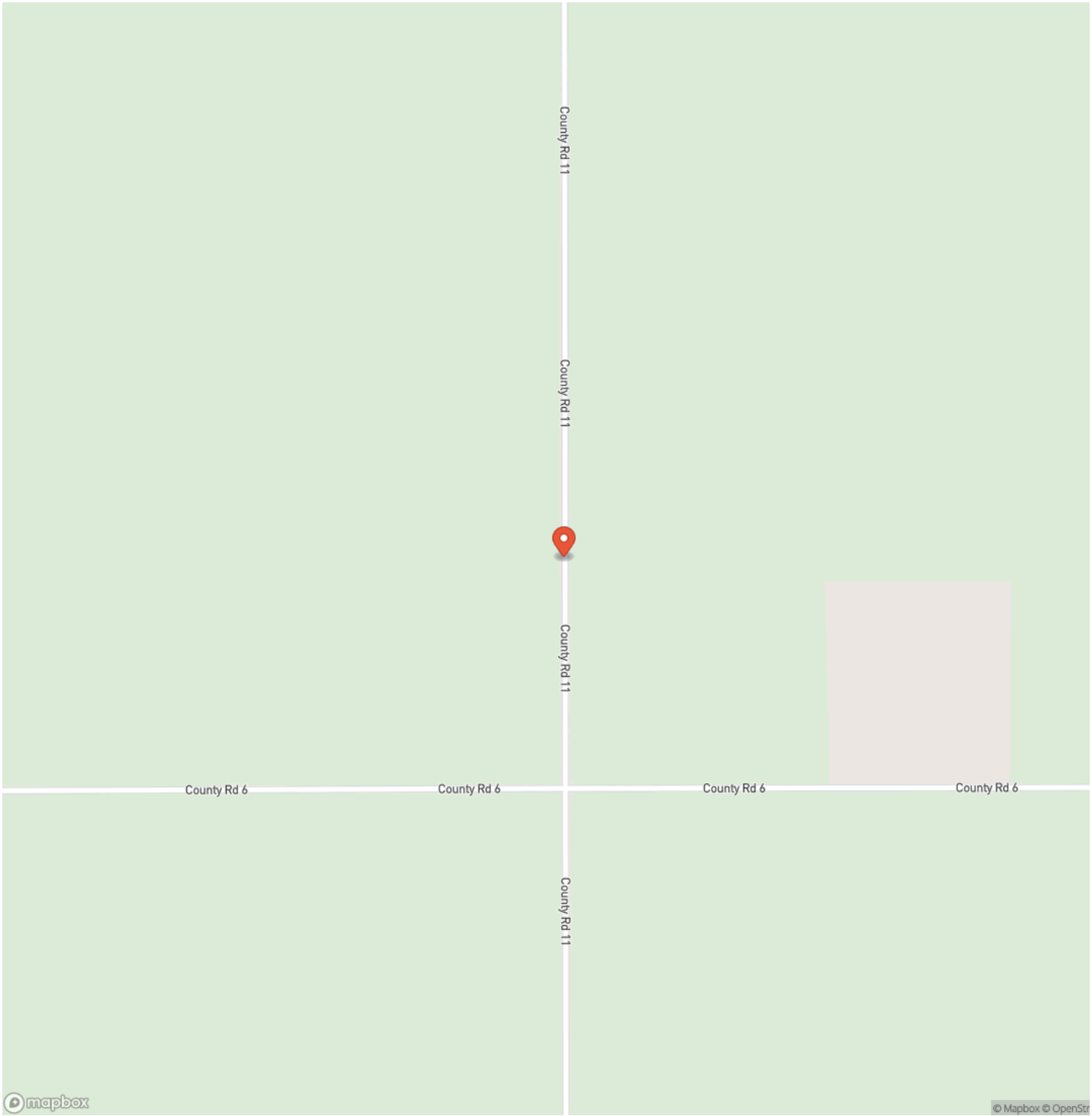


**Prime Tillable Cropland with Mostly Class II Soils**  
**Haxtun, CO / Phillips County**

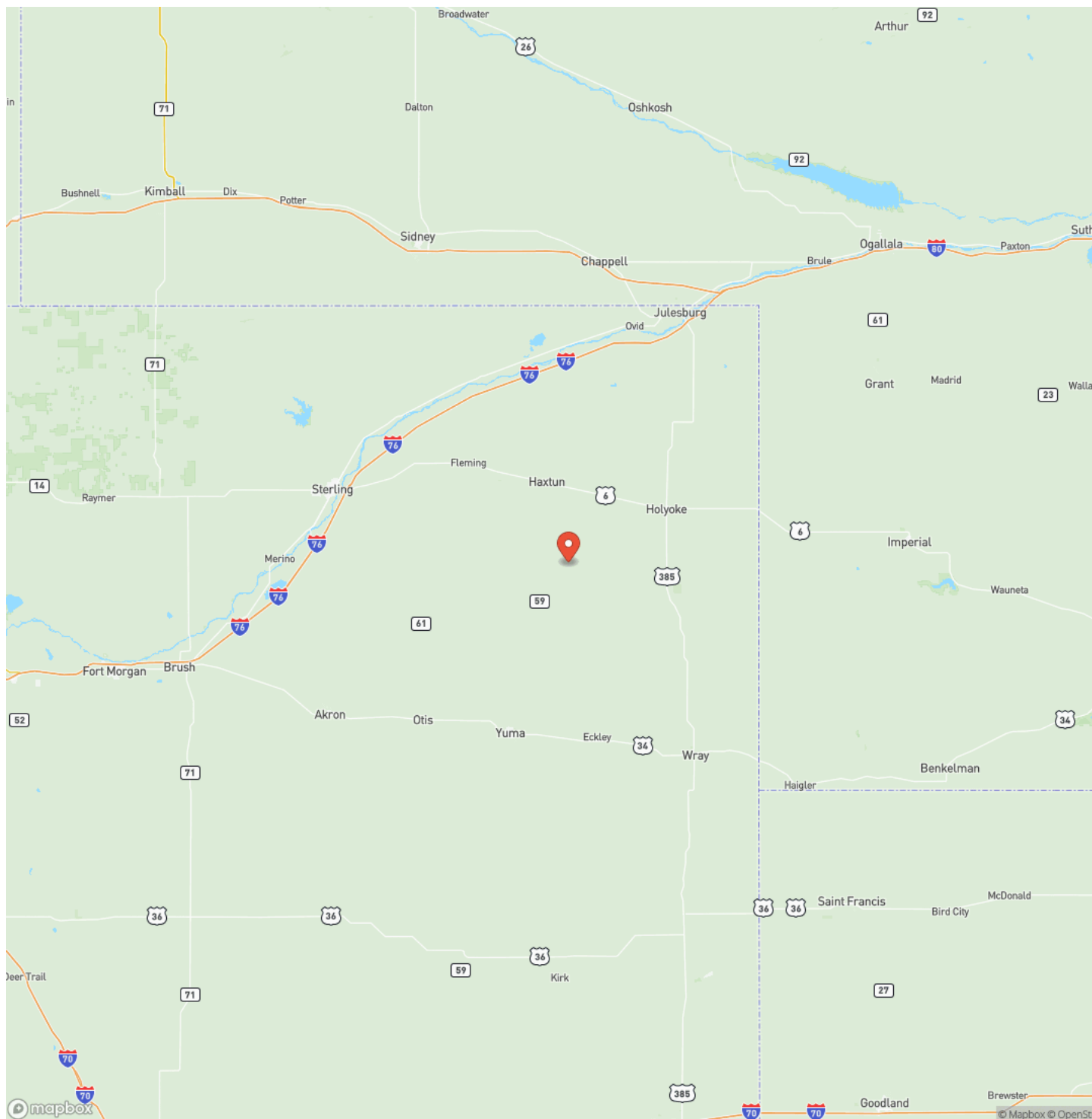
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Locator Map



## Locator Map





## Satellite Map



## Prime Tillable Cropland with Mostly Class II Soils Haxtun, CO / Phillips County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Hunning

## Mobile

(970) 227-1230

## Office

(308) 524-9320

## Email

daniel@greatplains.land

**Address**

## City / State / Zip

Merino, CO 80741

## 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.



[illegible]

**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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