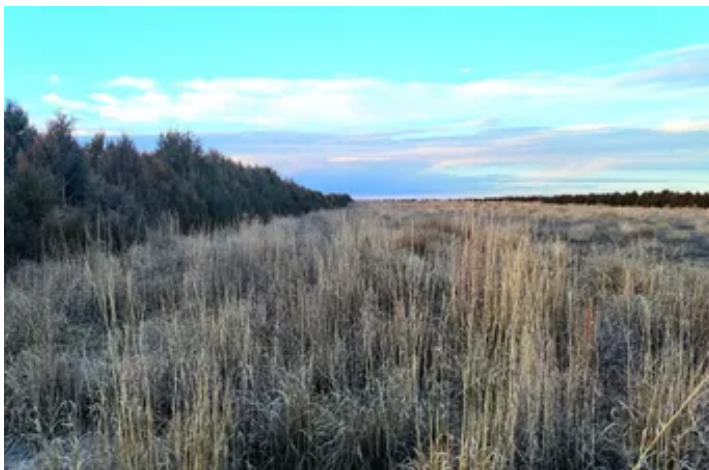


Quarter Section with CRP & Tree Rows
TBD County Road 9
Haxtun, CO 80731

\$223,000
160± Acres
Phillips County



Quarter Section with CRP & Tree Rows Haxtun, CO / Phillips County

SUMMARY

Address

TBD County Road 9

City, State Zip

Haxtun, CO 80731

County

Phillips County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.6757 / -102.5886

Acreage

160

Price

\$223,000

Property Website

<https://greatplainslandcompany.com/detail/quarter-section-with-crp-tree-rows/phillips/colorado/98985/>



Quarter Section with CRP & Tree Rows Haxtun, CO / Phillips County

PROPERTY DESCRIPTION

Phillip County, CO 160

Here is a rare opportunity to purchase a quarter of CRP with over 5 miles of mature tree rows and amazing hunting opportunities. There are 97.28 acres of CRP paying \$38.96 per acre (\$3,790 annually) that are currently set to expire from the program this coming fall. Once the current contract expires there are the possibilities of re-enrolling back into CRP within the program guidelines or turning the acres back into income producing cropland. Bordering the property, there is current farming of wheat, corn, milo, and millet. Soils consist of mostly Haxtun Loamy Sand 0 to 3 percent slopes with a rating of Class 3c. The parcel is situated in a well-known area for good numbers of pheasant & trophy deer hunting and with over 5 miles of tree rows this property is one you don't want to miss out on as they rarely come to market. Located in Big Game Management Unit 93, the property qualifies for deer & antelope vouchers in the Colorado Parks & Wildlife Landowner Preference Program. Good county road frontage on multiple sides makes for easy access and is only a short distance from Paved Highway 6 & Haxtun, CO. There are over 26 acres of native grass found on the west portion of the property that would make a nice homesite for someone looking to build with an already established wind break and power nearby. Contact the Land Professional for more information or to set up a showing today on this great listing. ***Showings by appointment only***

Property Details:

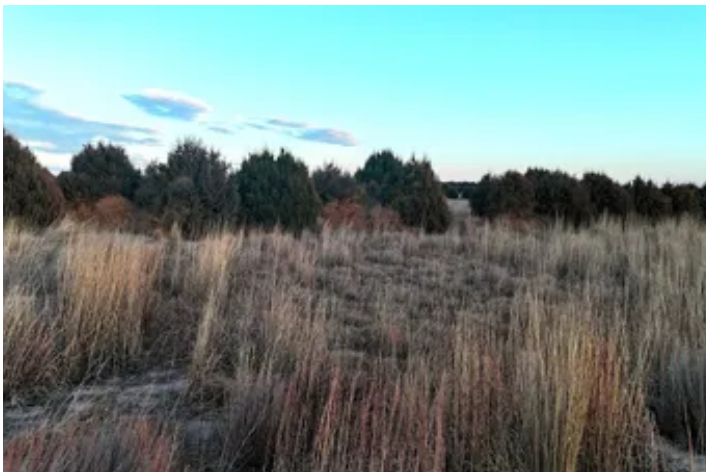
- Legal Description - SW4 SEC11 T8N R47W
- 97.28 Acres Enrolled into CRP Paying \$38.96 Annually
- Possibility of Converting the CRP Acres to Cropland
- Mostly level Class 3c soils
- Over 5 miles of Mature Tree Rows
- Amazing Recreational Opportunities
- Several Potential Building Sites
- Maintained County Road frontage
- Low Taxes

Driving Instructions:

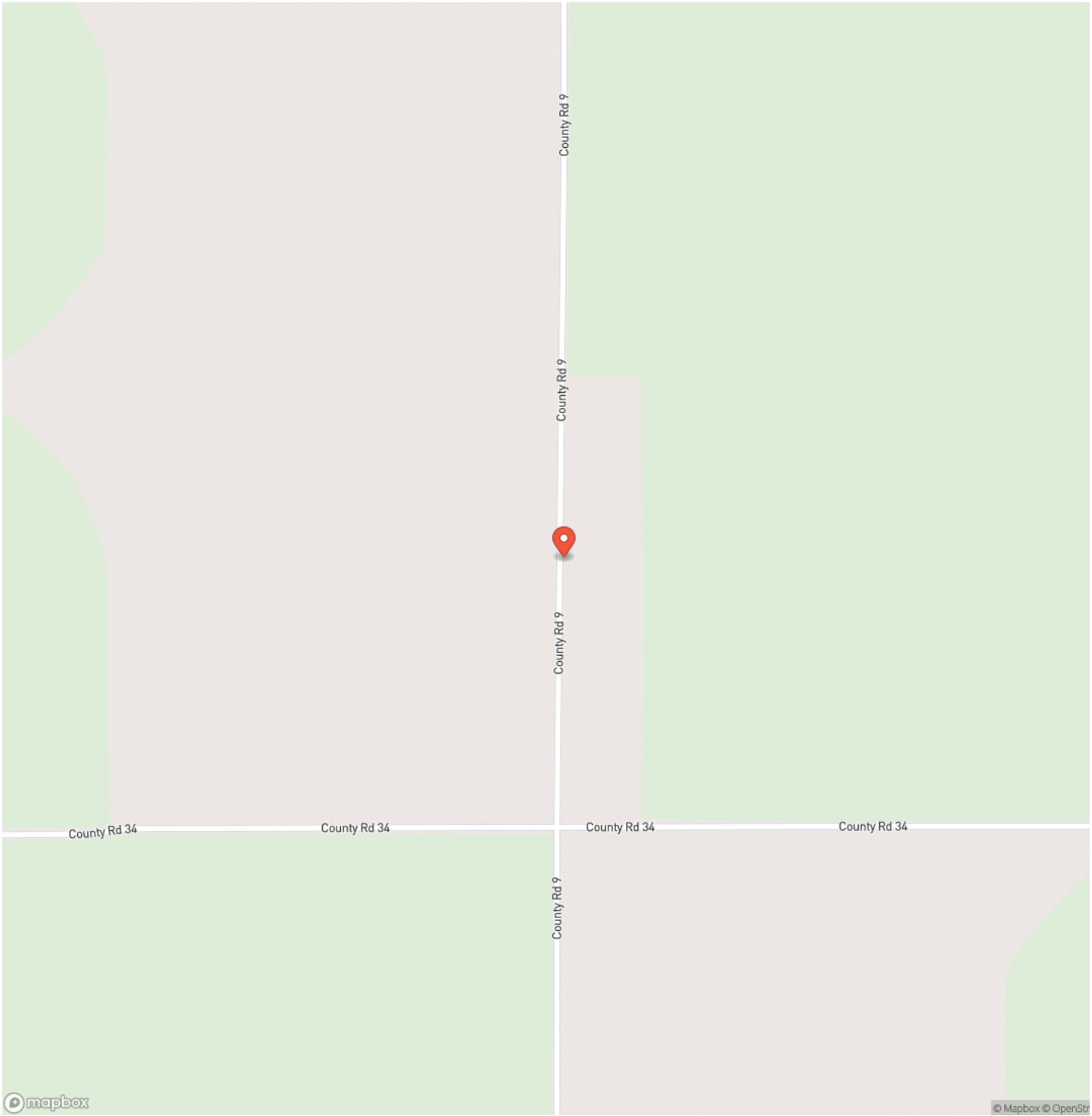
From Haxtun, Colorado take Highway 6 east approximately 2 miles until you reach County Road 9 then turn left going north approximately 2.65 miles until you reach the SW corner of the parcel.

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.

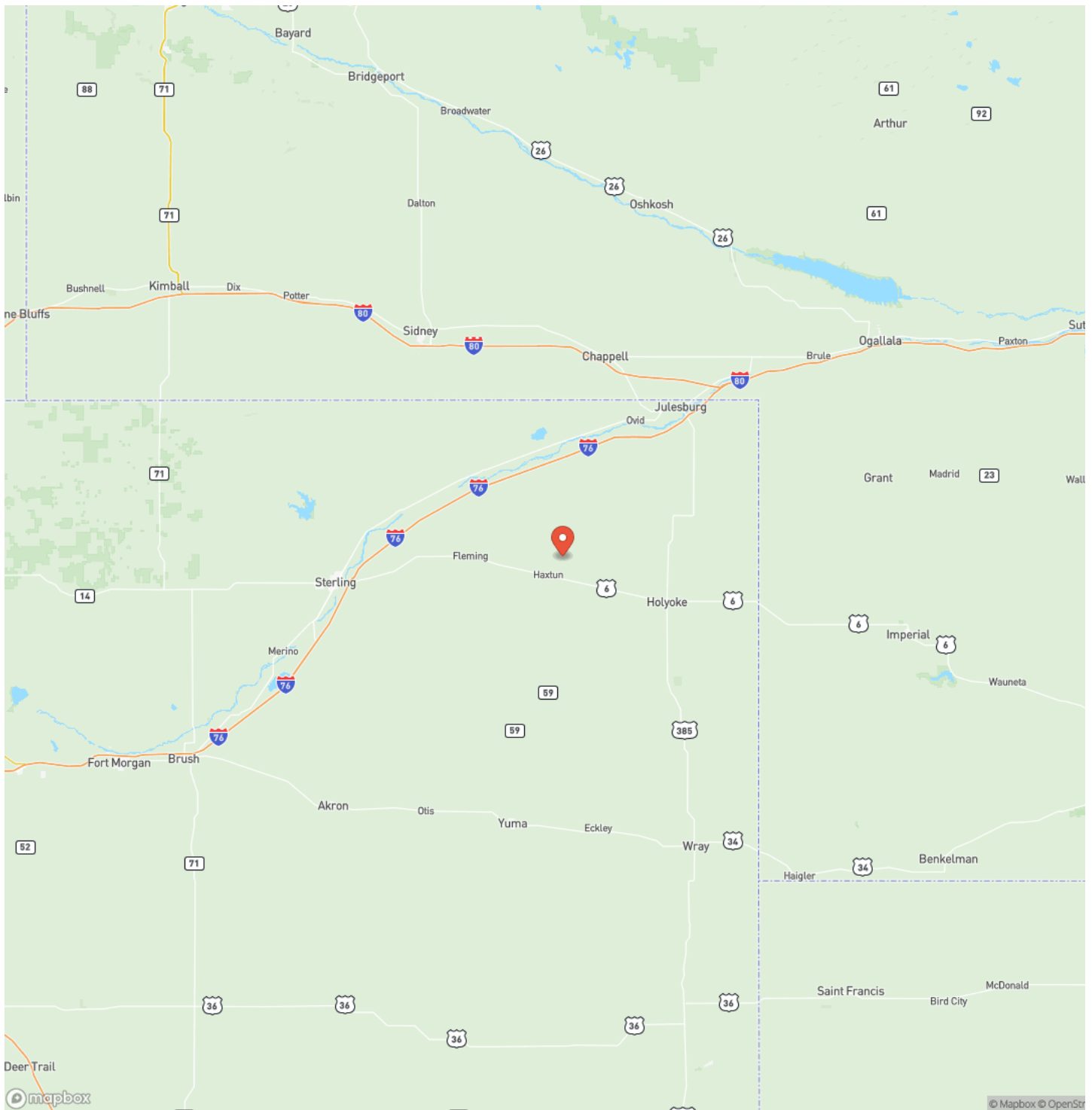
Quarter Section with CRP & Tree Rows
Haxtun, CO / Phillips County



Locator Map



Locator Map



Satellite Map



Quarter Section with CRP & Tree Rows

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

[illegible]

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

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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