

Gordon Creek Ranch with Grassland CRP Income & Recreational Opportunities
TBD County Road 6
Lindon, CO 80740

\$582,000
732.140± Acres
Washington County



Gordon Creek Ranch with Grassland CRP Income & Recreational Opportunities Lindon, CO / Washington County

SUMMARY

Address

TBD County Road 6

City, State Zip

Lindon, CO 80740

County

Washington County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

39.6527 / -103.2795

Acreage

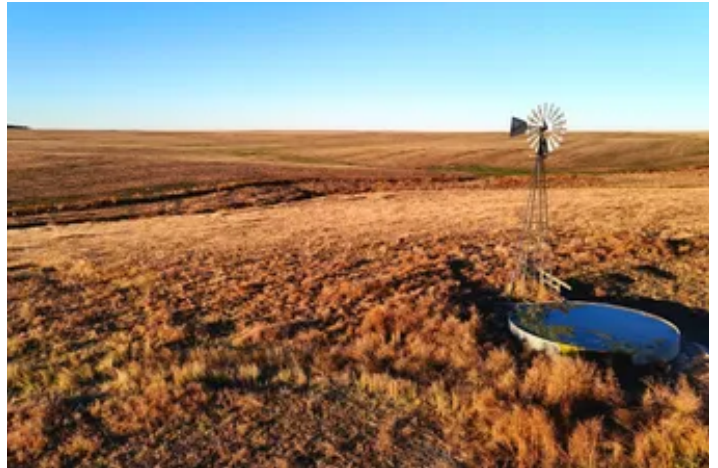
732.140

Price

\$582,000

Property Website

<https://greatplainslandcompany.com/detail/gordon-creek-ranch-with-grassland-crp-income-recreational-opportunities-washington-colorado/91858/>



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PROPERTY DESCRIPTION

Washington County, CO 732.14

Gordon Creek Ranch offers grazing, Grassland CRP income, and recreational opportunities. Currently the entire acreage has been enrolled into Grassland CRP paying approximately \$13,178 annually until 2038 while still offering grazing options. A working windmill provides a good source of water for livestock and wildlife in the south pasture, and a water well shared use agreement can be arranged on the north pasture. The several draws, creek bottom, and earth dams also offer an additional water source as they tend to catch water after heavy rains. With over 3.25 miles of Gordon Creek this ranch offers some incredible recreational opportunities from hunting, ATV riding, or exploring. This area is known for its trophy mule deer, antelope, and upland bird hunting. Exact acreage and boundaries will be subject to a survey being completed before closing with an access easement being provided to the south parcel. Whether you're expanding your portfolio or seeking a steady, passive income-producing asset, this property offers diverse, multi-stream revenue with long-term stability. Contact the listing Land Professional for more information or to schedule a showing. Showings by Appointment Only!!!

Property Details:

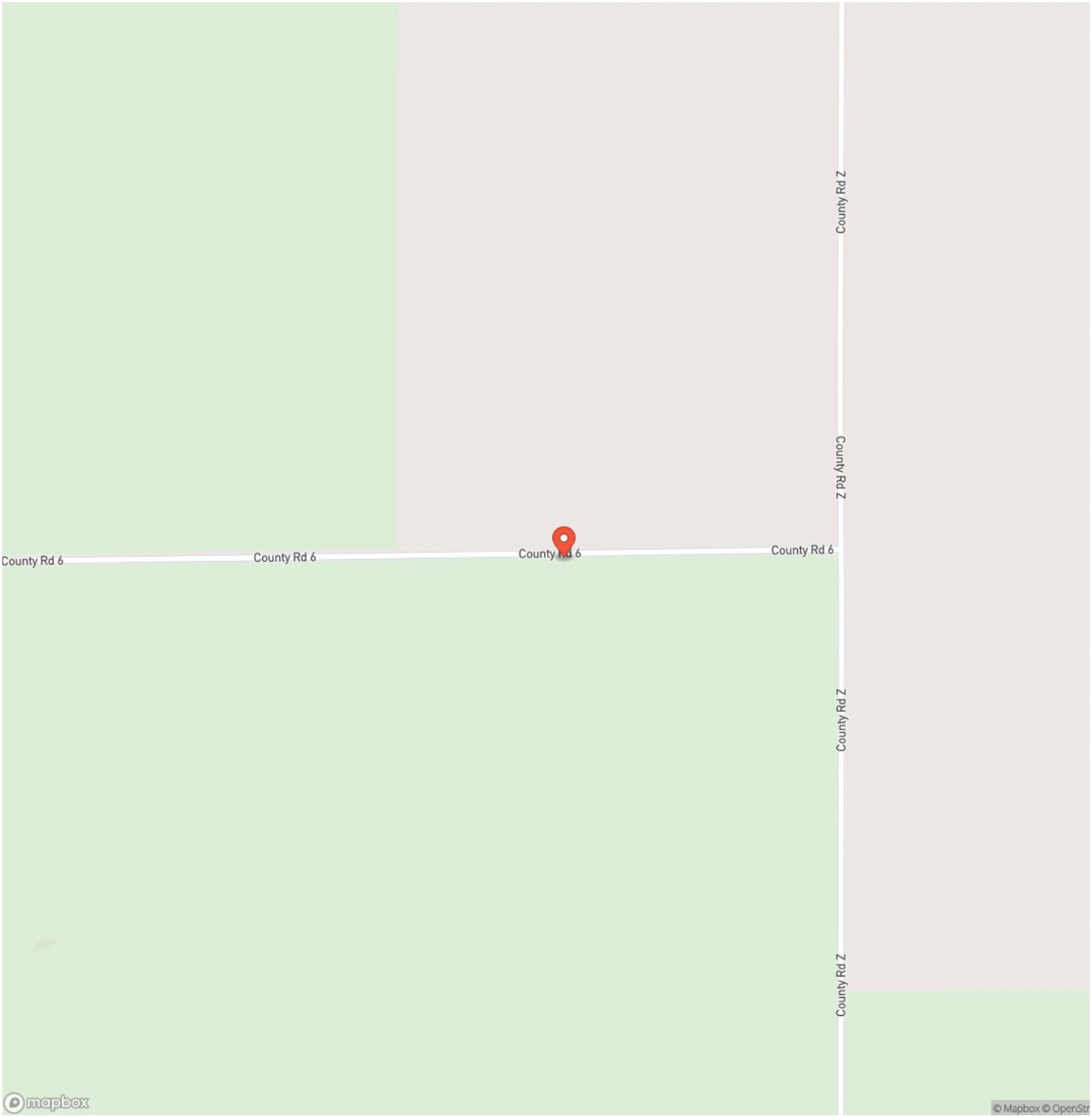
- Located southwest of Anton, CO
- Grassland CRP Income until 2038
- Grazing Options
- Multiple Sources of Water
- Return On Investment (ROI)
- Hunting Opportunities
- Exact Acreage & Boundaries Subject to a Survey

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.

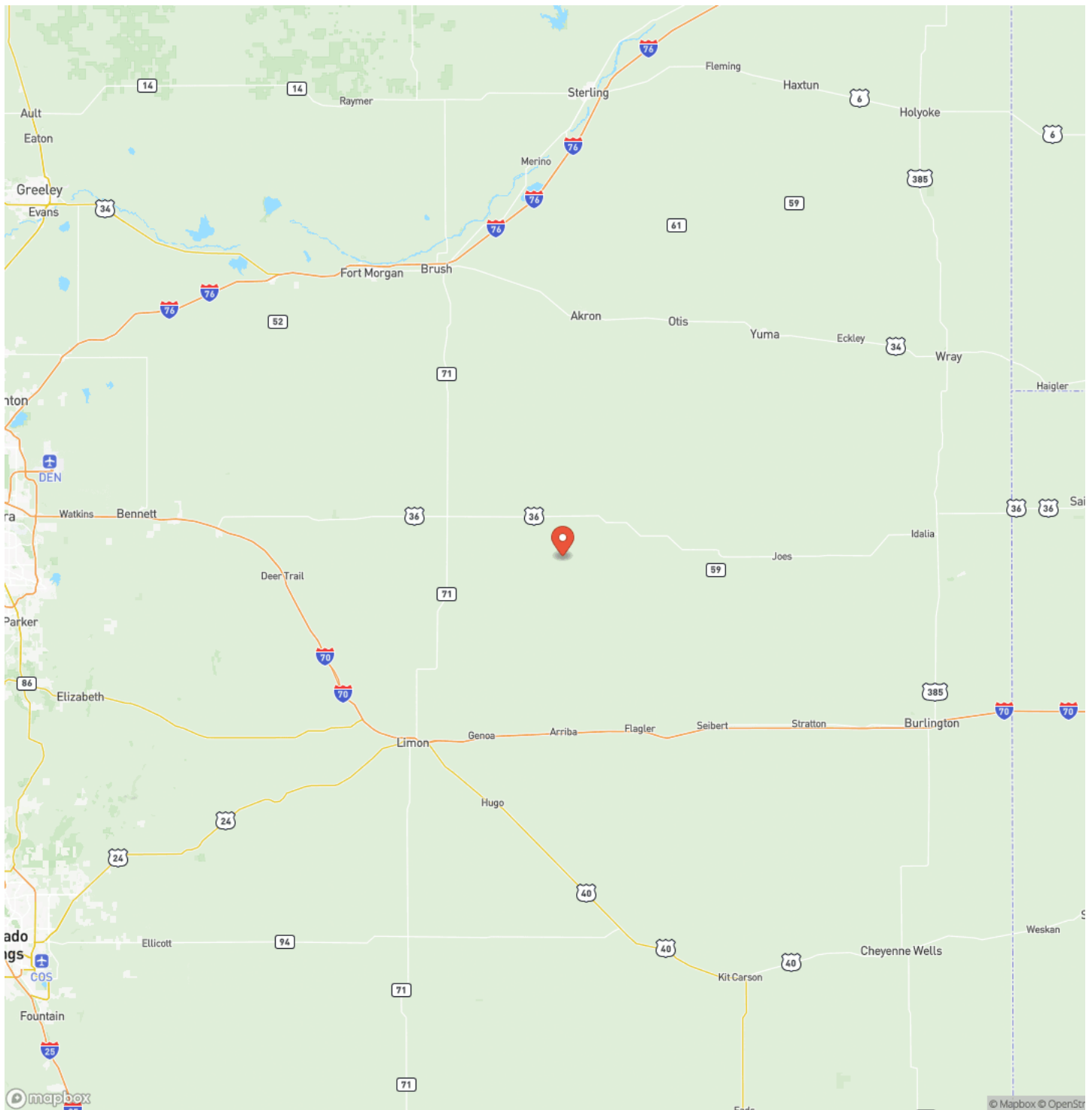
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Lindon, CO / Washington County



Locator Map



Locator Map



Satellite Map



Gordon Creek Ranch with Grassland CRP Income & Recreational Opportunities Lindon, CO / Washington 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

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.



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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