

CRP Investment Parcel located in a Potential Wind
Development Area
TBD County Road QQ
Idalia, CO 80735

\$439,000
329.900± Acres
Yuma County



CRP Investment Parcel located in a Potential Wind Development Area
Idalia, CO / Yuma County

SUMMARY

Address

TBD County Road QQ

City, State Zip

Idalia, CO 80735

County

Yuma County

Type

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

Latitude / Longitude

39.6614 / -102.083

Taxes (Annually)

616

Acreage

329.900

Price

\$439,000

Property Website

<https://greatplainslandcompany.com/detail/crp-investment-parcel-located-in-a-potential-wind-development-area-yuma-colorado/81100/>



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PROPERTY DESCRIPTION

Here is an opportunity to purchase an investment/recreational property located in proximity to the South Fork Republican River. The acres of thick CRP grasses/forbs provided annual income while also creating great wildlife habitat. The CRP contract was recently renewed into a new 10-year contract paying \$12,209 annually until 2032. There is also pasture with partial fencing that could be leased out or enrolled into the Grassland CRP program for additional annual income. This property would also make a nice potential building site overlooking the nearby river bottom with power running along the county road. Several shelter belts are scattered throughout, offering cover for wildlife and enhancing the property. Located less than 1/2 mile from the South Republican River, there are hunting opportunities for deer, upland birds, & small game. Located in Colorado Big Game Management Unit 103, the parcels qualify in the landowner preference program for deer and antelope vouchers. Contact the listing agent (Daniel Hunning) for more information or to set up a private showing.

Property Details:

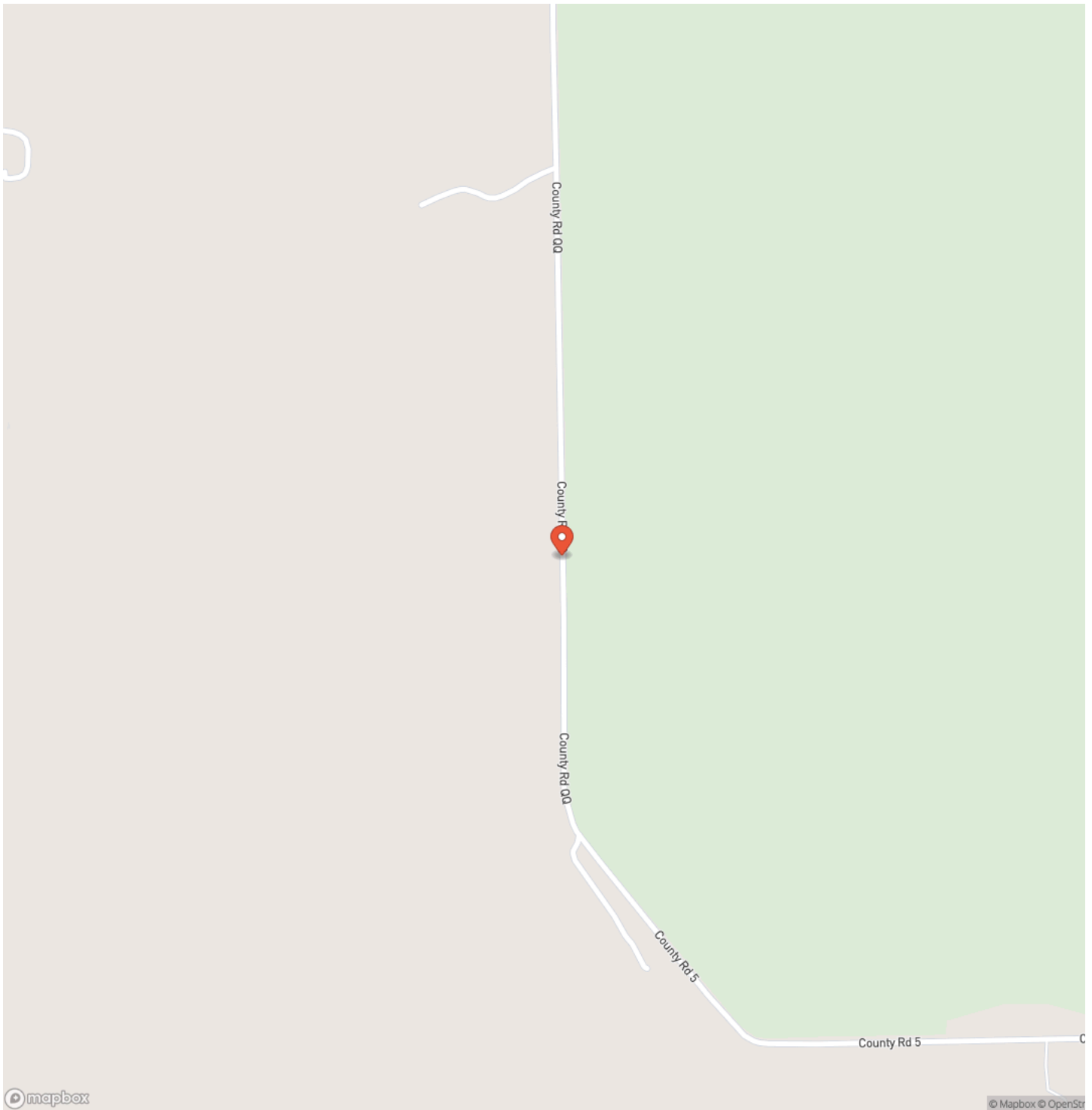
- Located East of Idalia, CO
- CRP Income Until 2032
- Pasture
- Potential Building Sites
- Hunting Opportunities
- Views of the South Fork Republican River Bottom
- Mature Shelter Belts
- Low Taxes

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.

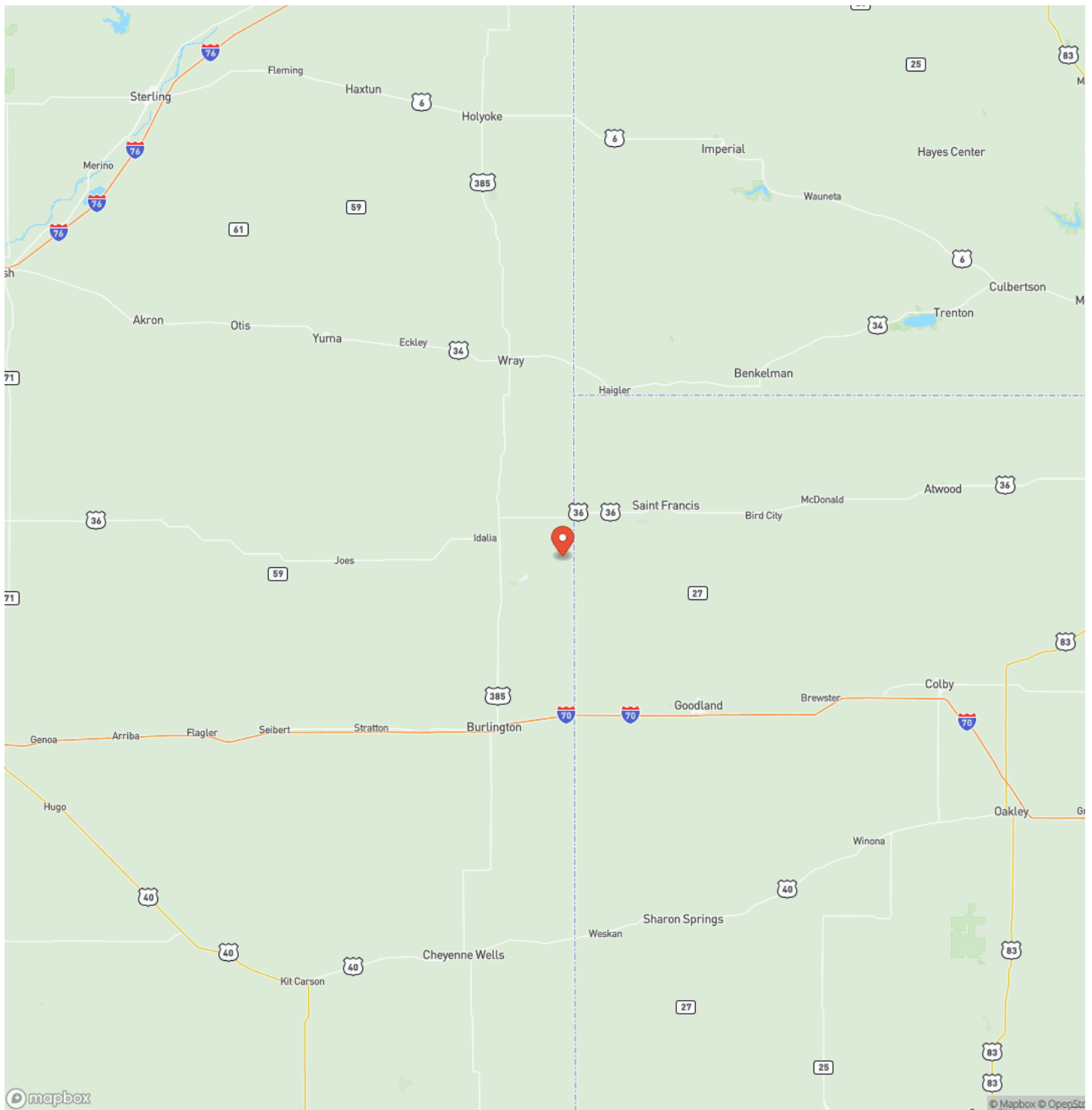
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Locator Map



Locator Map



Satellite Map



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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

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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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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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