

**Small Parcel of CRP with Close Proximity to Denver
Metro
56th Ave
Deer Trail, CO 80105**

\$69,950
39.030± Acres
Adams County



Small Parcel of CRP with Close Proximity to Denver Metro Deer Trail, CO / Adams County

SUMMARY

Address

56th Ave

City, State Zip

Deer Trail, CO 80105

County

Adams County

Type

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

Latitude / Longitude

39.7983 / -103.7972

Acreage

39.030

Price

\$69,950

Property Website

<https://greatplainslandcompany.com/detail/small-parcel-of-crp-with-close-proximity-to-denver-metro-adams-colorado/70393/>



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PROPERTY DESCRIPTION

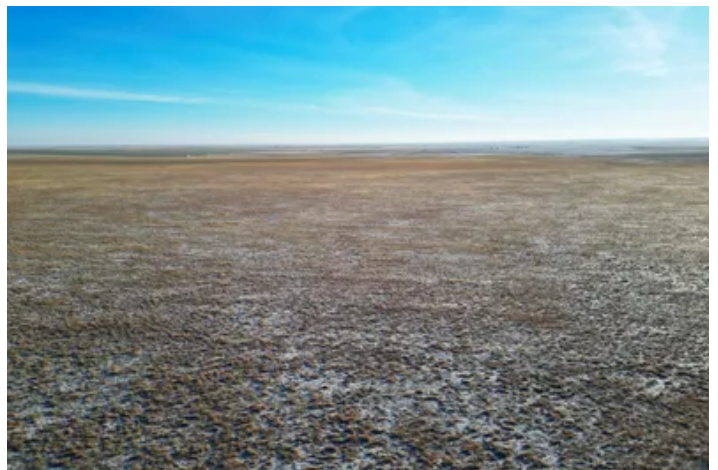
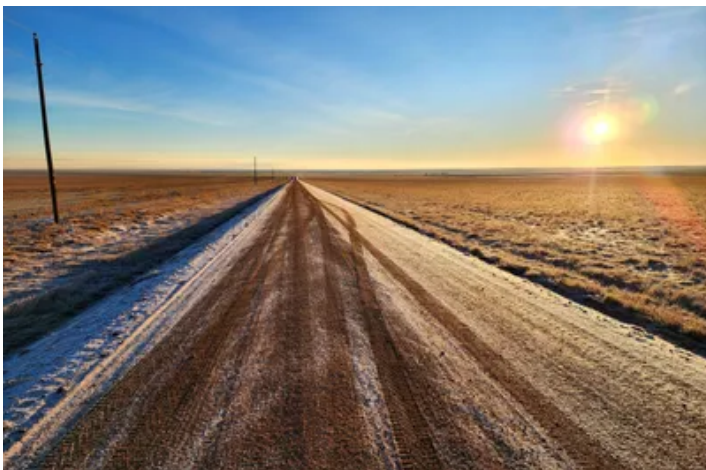
Here is a small acreage in close proximity to the Denver Metro Area with good county road frontage and electricity along the road. Come enjoy the recreational opportunities/mountain views on the weekends and have a place away from the city. There are no HOAs or Covenants in place. A survey has recently been completed and is available upon request. Currently, the property is enrolled in CRP, creating approximately \$700 worth of annual income until 2033. Multiple tracts available to choose from with additional acreage available. Contact the Local Land Professional for more information or to schedule a showing.

- Located Northeast of Deer Trail
- CRP Income of Approx. \$700 until 2033
- Mountain Views
- Maintained County Road Frontage
- Recreational Opportunities
- Low Taxes

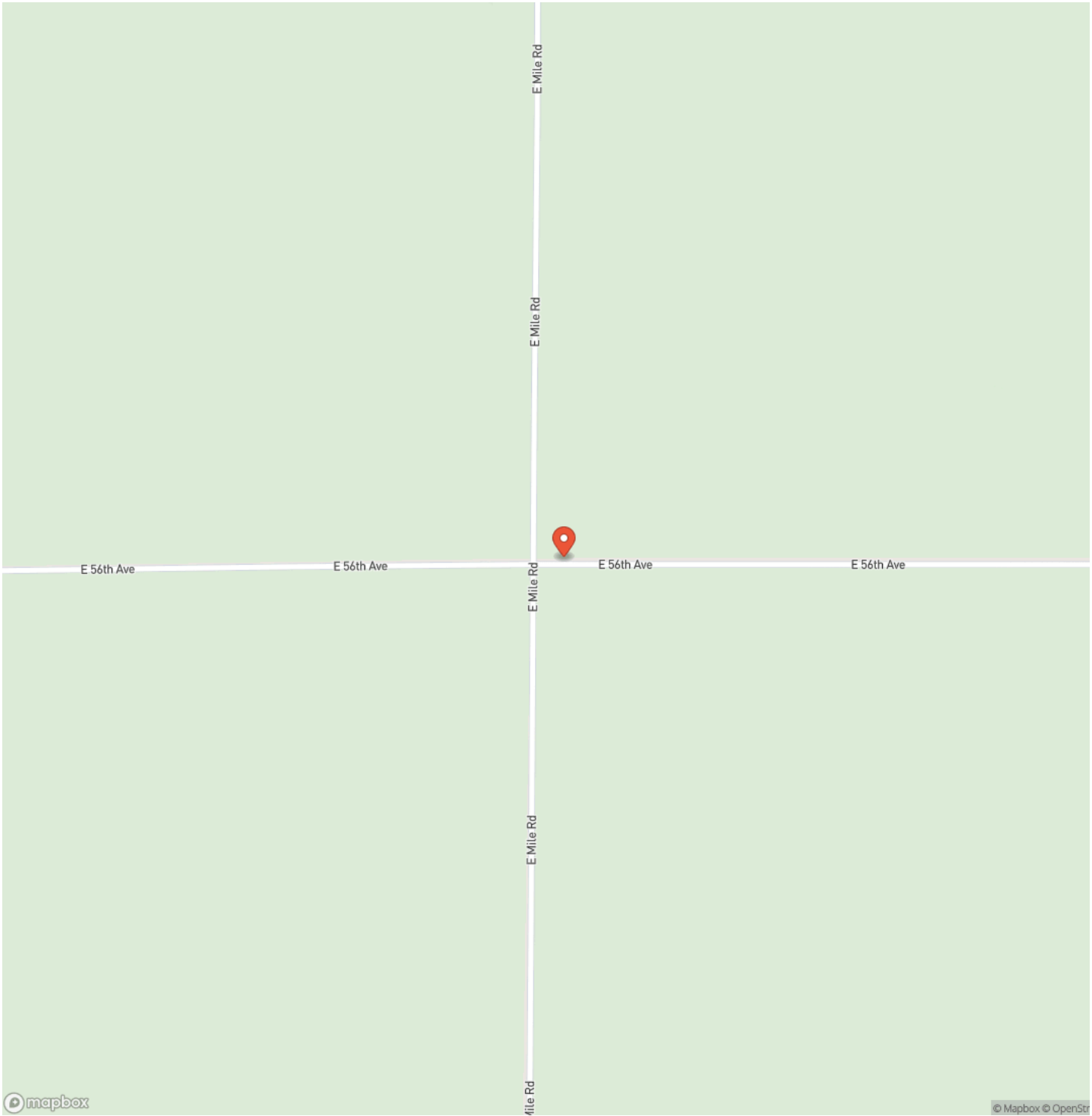
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



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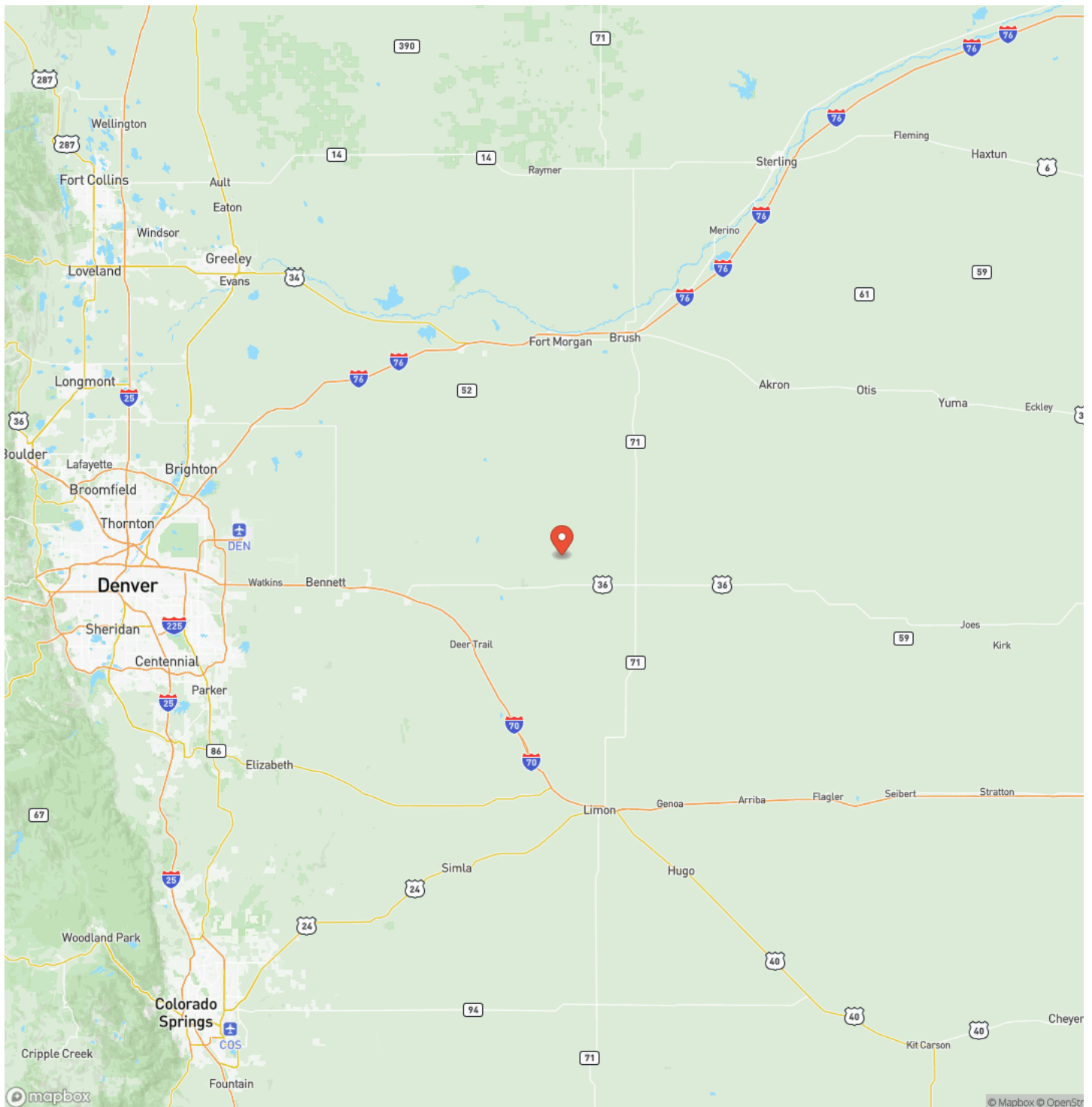


Locator Map



**Small Parcel of CRP with Close Proximity to Denver Metro
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Locator Map



Satellite Map



Small Parcel of CRP with Close Proximity to Denver Metro Deer Trail, CO / Adams 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

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 handwriting practice paper. It features 20 evenly spaced, horizontal blue lines running across the entire width of the page. The lines are thin and consistent in color and thickness, providing a guide for letter height and placement. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

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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