

**Section of CRP Expiring in 2032 with Good Annual
Income**
TBD County Road 33
Eads, CO 81036

\$416,000
640± Acres
Kiowa County



Section of CRP Expiring in 2032 with Good Annual Income Eads, CO / Kiowa County

SUMMARY

Address

TBD County Road 33

City, State Zip

Eads, CO 81036

County

Kiowa County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.3322 / -102.9137

Acreage

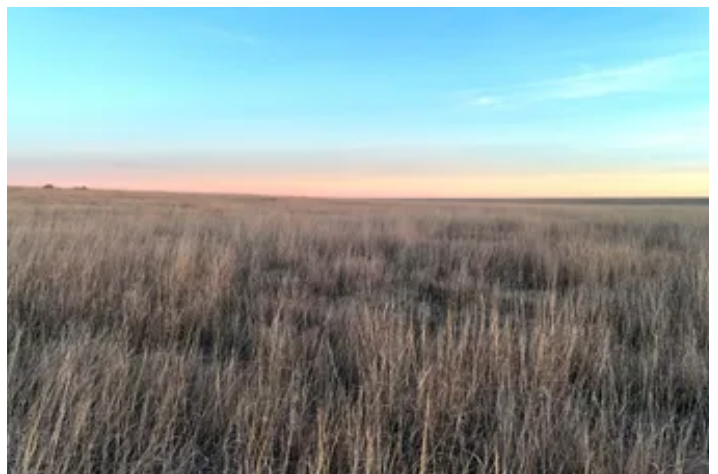
640

Price

\$416,000

Property Website

<https://greatplainslandcompany.com/detail/section-of-crp-expiring-in-2032-with-good-annual-income-kiowa-colorado/98603/>



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PROPERTY DESCRIPTION

Kiowa County, CO 640

Here is a section of CRP with annual income and hunting opportunities. Enrolled in CRP until 2032, with the annual payment of \$11,684, making this property a great long-term investment. Bordering the property, there is current farming of wheat, milo, and millet. With mostly level Class IV soils, the parcel has the option to be put back into cropland production once the current CRP contract expires in 2032. This parcel is located only a short distance from the Colorado Power Pathway project and has been lease for wind development in the past. Good county road frontage makes for easy access and is only a short distance from Paved Highway 96 & Eads, CO. Located in Big Game Management Unit 126, the property qualifies for deer & antelope vouchers in the Colorado Parks & Wildlife Landowner Preference Program. Hunting opportunities include deer, pronghorn, and small game. Contact the Land Professional for more information or to set up a showing on this investment opportunity. ***Showings by appointment only***

Property Details:

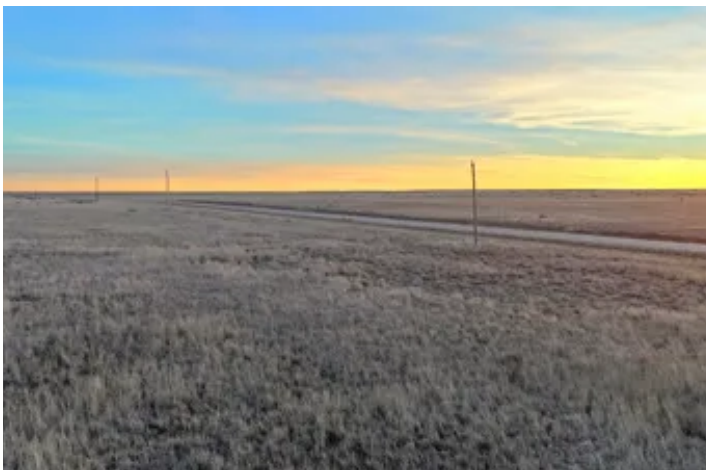
- Legal Description - ALL of SEC9 T20S R49W
- CRP contract paying roughly \$11,684 until 2032
- Mostly level Class 4 soils
- Recreational opportunities
- Maintained County Road frontage
- Low Taxes

Driving Instructions:

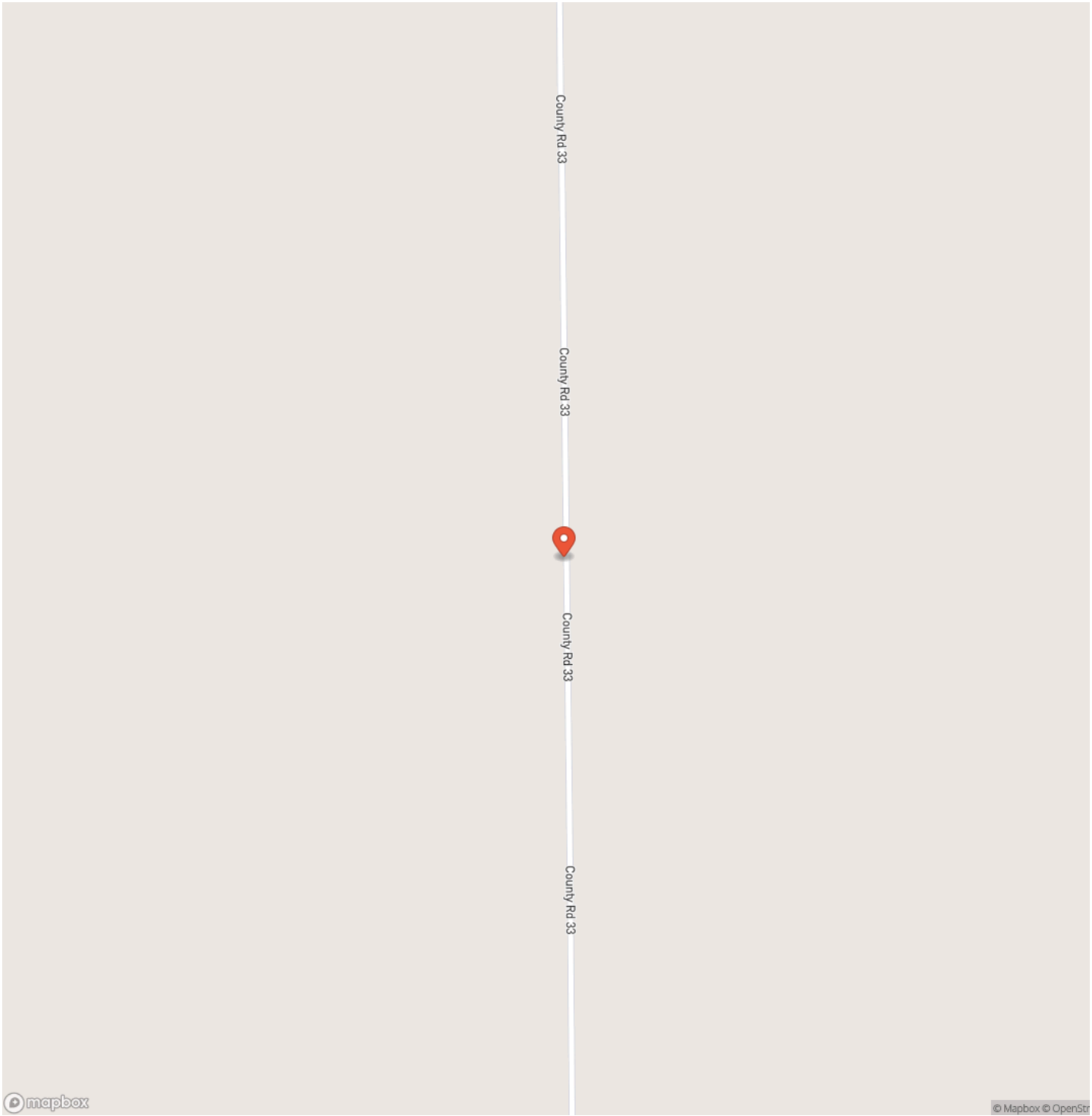
From Eads, Colorado take Highway 94 west approximately 7 miles until you reach County Road 33 then turn left going south approximately 10.5 miles until you reach the NW corner of the parcel.

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.

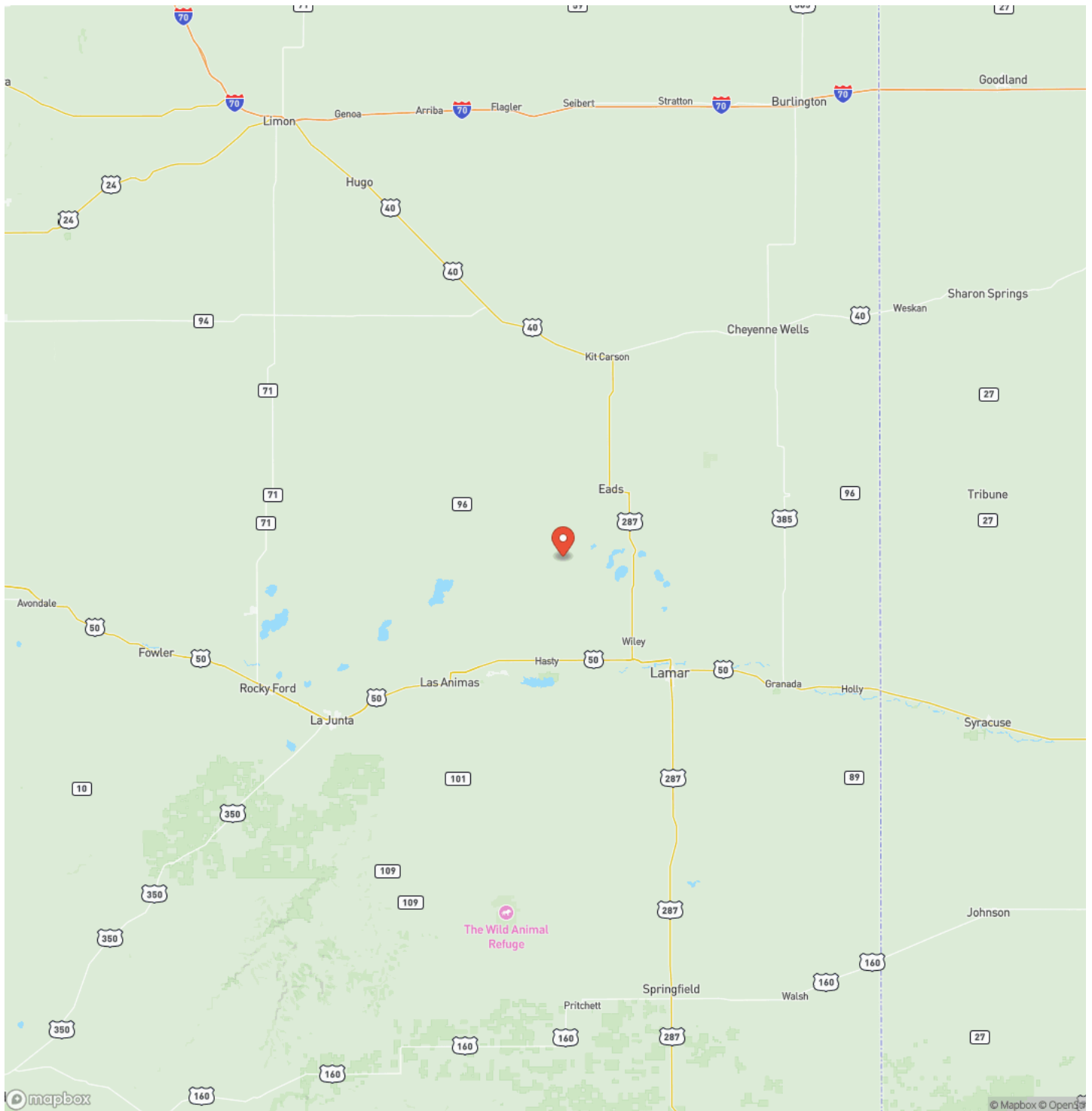
Section of CRP Expiring in 2032 with Good Annual Income
Eads, CO / Kiowa County



Locator Map



Locator Map



Satellite Map



Section of CRP Expiring in 2032 with Good Annual Income

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.

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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