

Tillable Cropland Parcel on Colorado/Kansas Border
TBD County Road PP 5/10
Burlington, CO 80807

\$640,200
291± Acres
Kit Carson County



Tillable Cropland Parcel on Colorado/Kansas Border Burlington, CO / Kit Carson County

SUMMARY

Address

TBD County Road PP 5/10

City, State Zip

Burlington, CO 80807

County

Kit Carson County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.5682 / -102.0516

Acreage

291

Price

\$640,200

Property Website

<https://greatplainslandcompany.com/detail/tillable-cropland-parcel-on-colorado-kansas-border-kit-carson-colorado/95036/>



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PROPERTY DESCRIPTION

Kit Carson County, CO 291

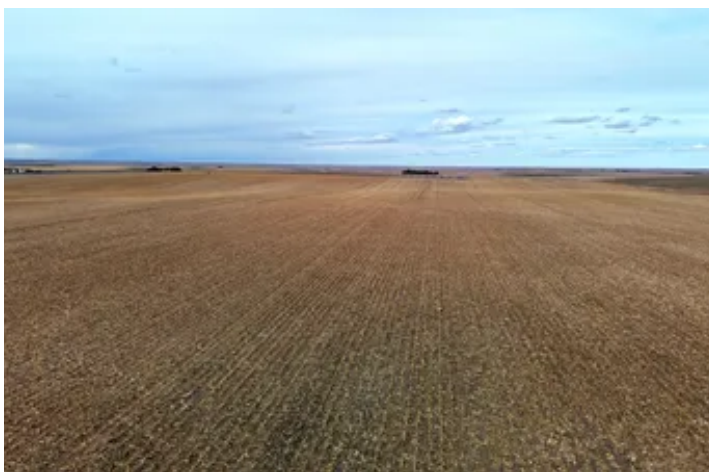
Here is a prime parcel of cropland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With good soils the cropland has a proven production history. Crops grown on the property and in the area include Wheat, Milo, Millet, Sunflowers, and Corn. Currently, all of the tillable cropland is in a 2025 corn stubble and is being sold subject to tenant rights. A 5 year cash lease agreement in place with a local tenant paying \$14,550 annually creating a nice annual income. The lease is set to expire November 16th, 2026 at which time a new owner can either negotiate a new lease or farm the property themselves. There are 291 FSA tillable acres of cropland. Wildlife found in the area includes Deer, Antelope, Pheasants, Waterfowl, and Small Game. The property has well maintained county road frontage on north side creating easy access and is located in a great farming area. FSA information is available upon request. Included in the sale are 100% of the Seller's Owned Mineral Rights are included (if any). Please contact the local Land Professional for additional information or to schedule a showing. Showings by appointment only!!!

Property Details:

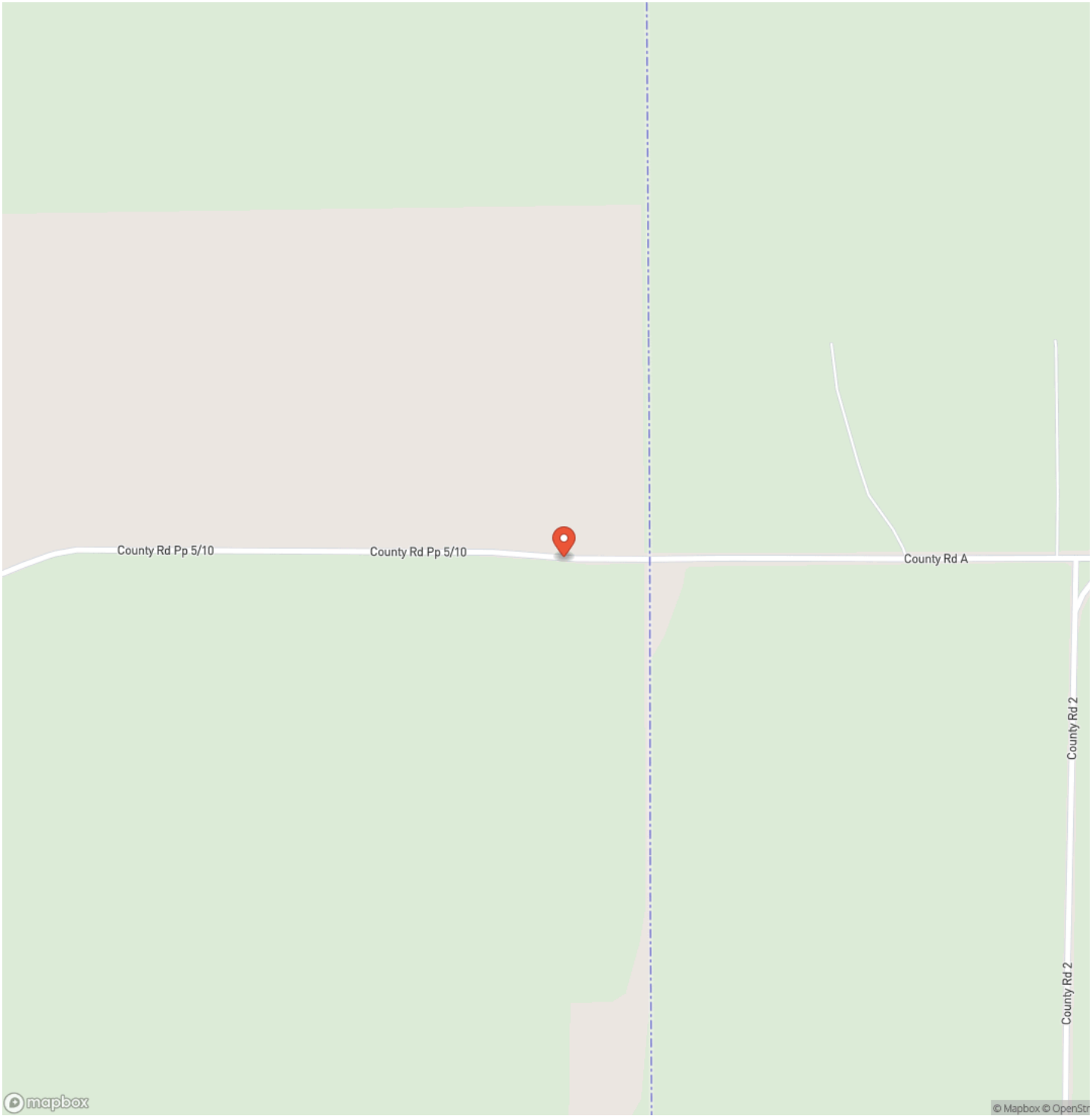
- Located North of Burlington, Colorado
- Mostly Prime Tillable Cropland
- 291 FSA Tillable Acres
- Current Cash Rent of \$14,550 annually
- High Potential Return on Investment (ROI)
- County Road Frontage
- Hunting Opportunities or Hunting Lease Possible Income

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.

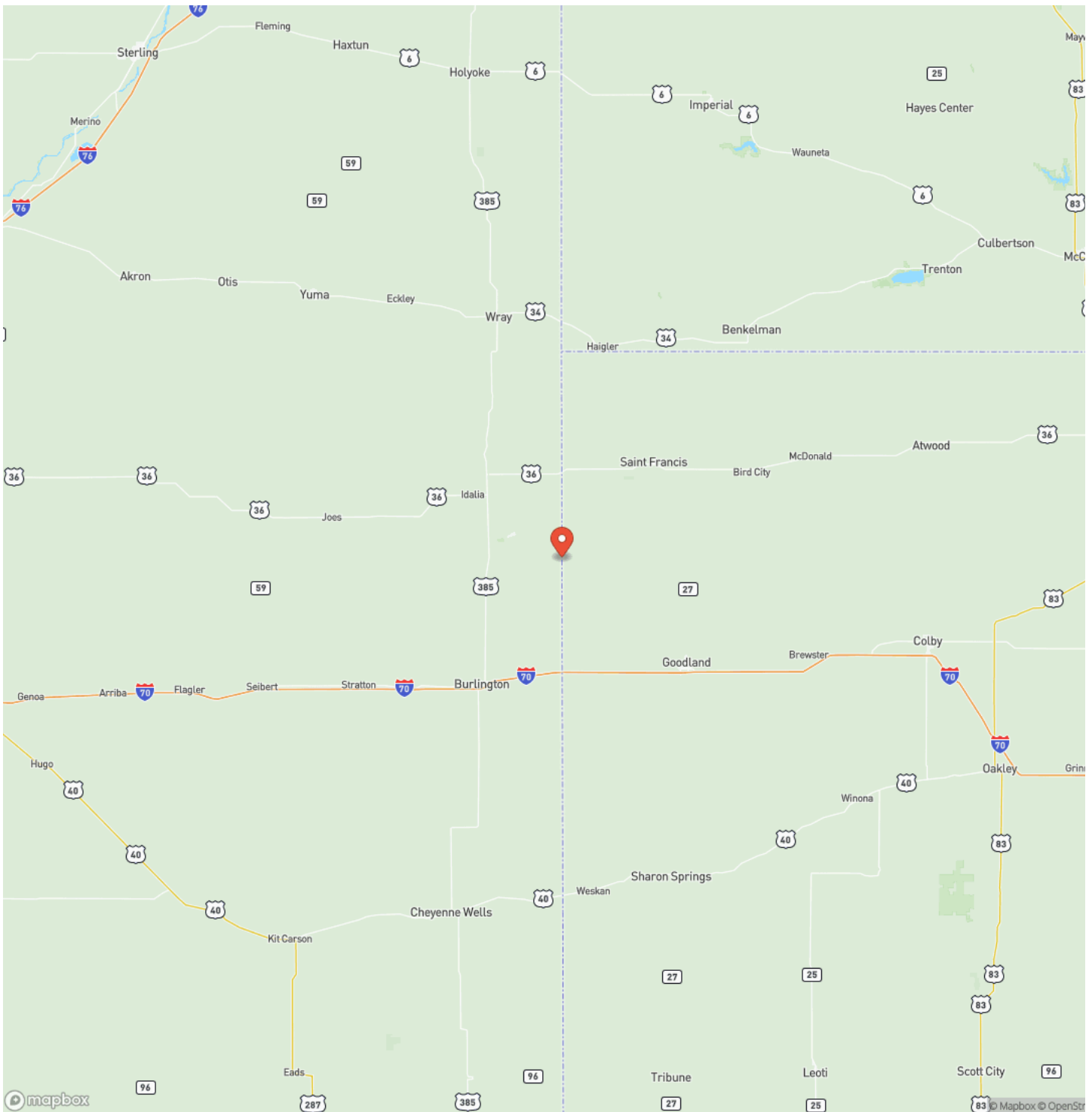
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Burlington, CO / Kit Carson County



Locator Map



Locator Map



Satellite Map



Tillable Cropland Parcel on Colorado/Kansas Border Burlington, CO / Kit Carson 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

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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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