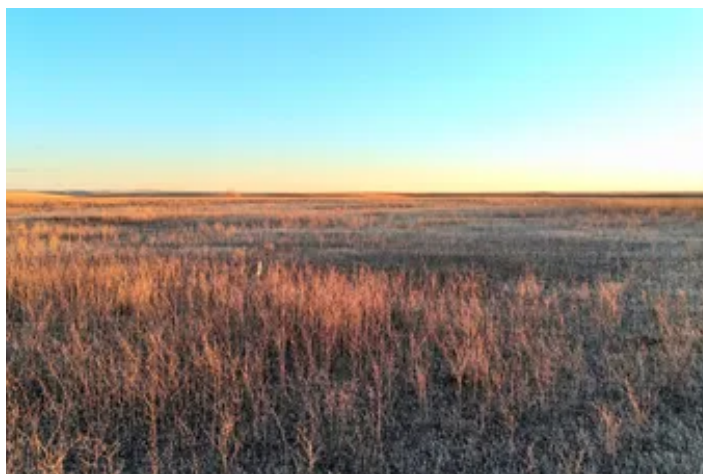
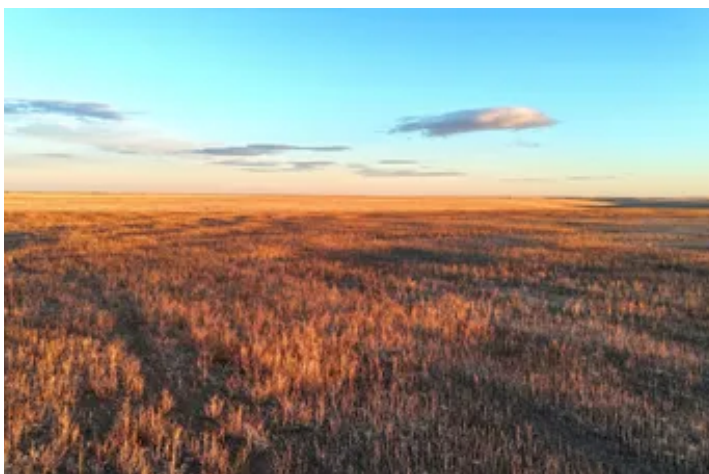


**Cropland Parcel with Amazing Recreational  
Opportunities**  
TBD County Road 169  
Matheson, CO 80830

**\$273,900**  
249± Acres  
Elbert County



## Cropland Parcel with Amazing Recreational Opportunities Matheson, CO / Elbert County

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### **SUMMARY**

#### **Address**

TBD County Road 169

#### **City, State Zip**

Matheson, CO 80830

#### **County**

Elbert County

#### **Type**

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

#### **Latitude / Longitude**

39.0849 / -103.876

#### **Acreage**

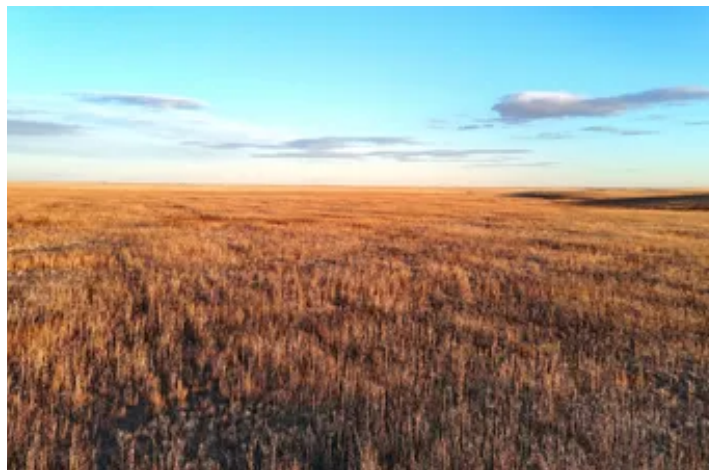
249

#### **Price**

\$273,900

#### **Property Website**

<https://greatplainslandcompany.com/detail/cropland-parcel-with-amazing-recreational-opportunities-elbert-colorado/98087/>



## **Cropland Parcel with Amazing Recreational Opportunities Matheson, CO / Elbert County**

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### **PROPERTY DESCRIPTION**

#### **Elbert County, CO 249**

Here is a great parcel of cropland with recreational opportunities and close proximity to Colorado Springs, CO. It's turn-key ready for the farmer who is looking to add to an existing operation or a recreational investor looking to add to their portfolio. The 224.88 FSA tillable acres consist of mostly Weld Loam 0-1% Slopes (3c) & Weld Loam 1-3% Slopes (3c) soils which produces the ability for good crop yields. Crops grown on the property and in the area include Wheat, Milo, Millet, and Corn. Historically, all of the tillable acres have been in a crop rotation and is open for possession upon closing. There are several local tenants in the area who might consider a cash rent or crop-share lease agreement. Multiple seasonal draws run through the property creating excellent natural travel corridors and habitat for wildlife. Hunting opportunities in the area include Deer, Antelope, and Small Game. Several deer were seen near the area while taking listing pictures. FSA information is available upon request. Please contact the local Land Professional for additional information or to schedule a showing. Showings by appointment only!!!

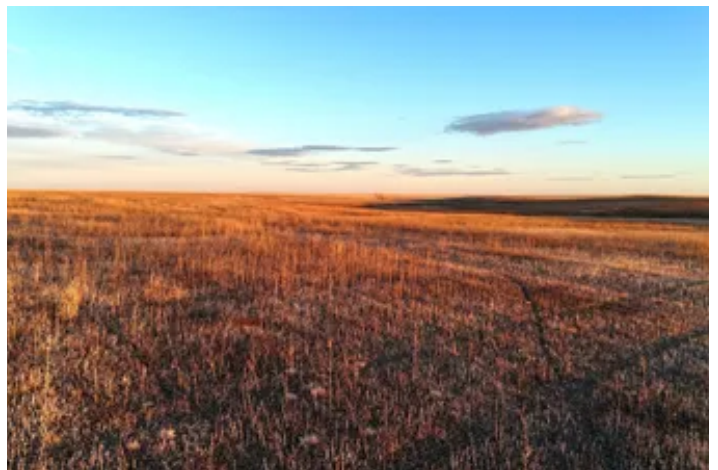
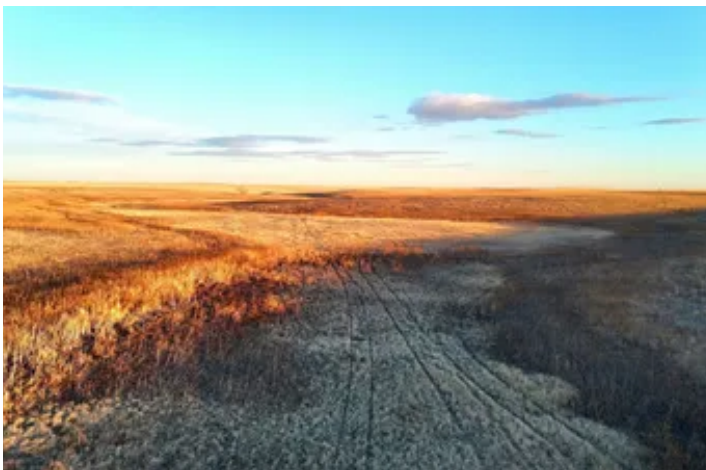
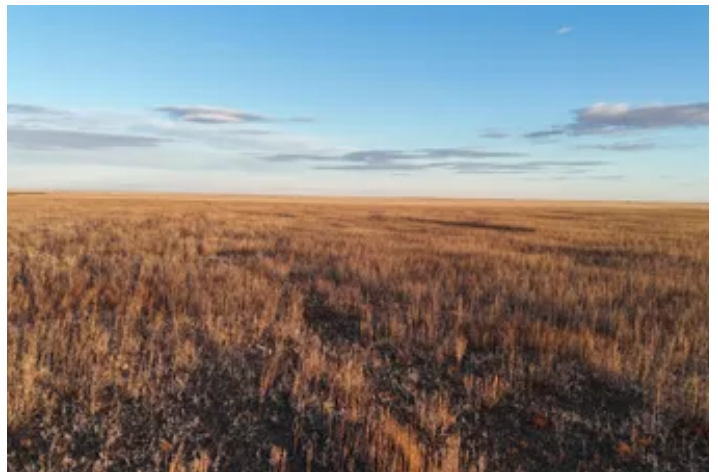
#### **Property Details:**

- Located Southeast of Matheson, CO
- Legal Description - NE4 & E2SE4 SEC22 T11S R58W
- Income Producing Cropland with Mostly Class 3c Soils
- Good ROI Potential
- Additional FSA Information Upon Request
- Great Wildlife Habitat
- Hunting Opportunities or Hunting Lease Possible Income

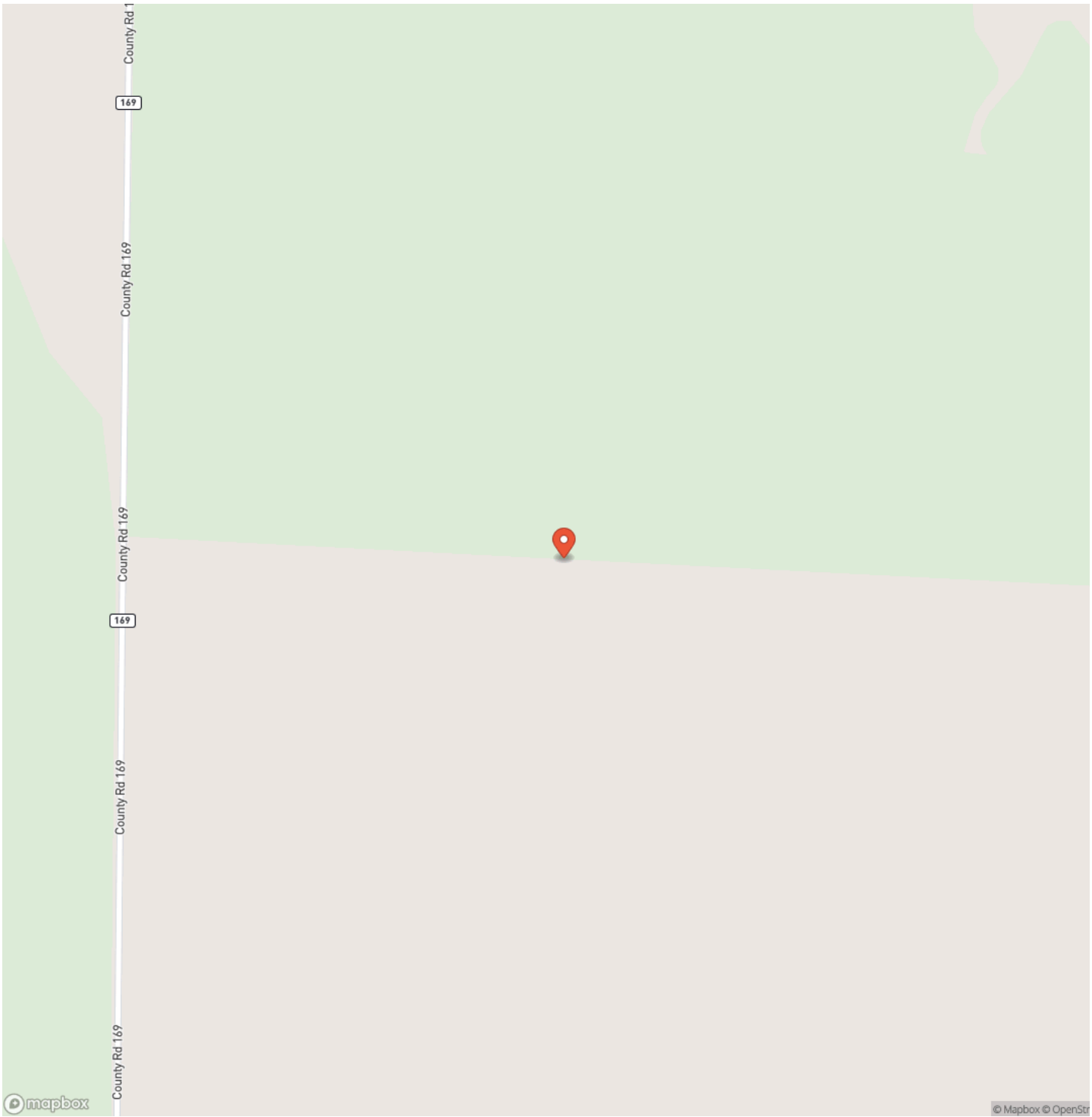
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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

**Cropland Parcel with Amazing Recreational Opportunities**  
**Matheson, CO / Elbert County**

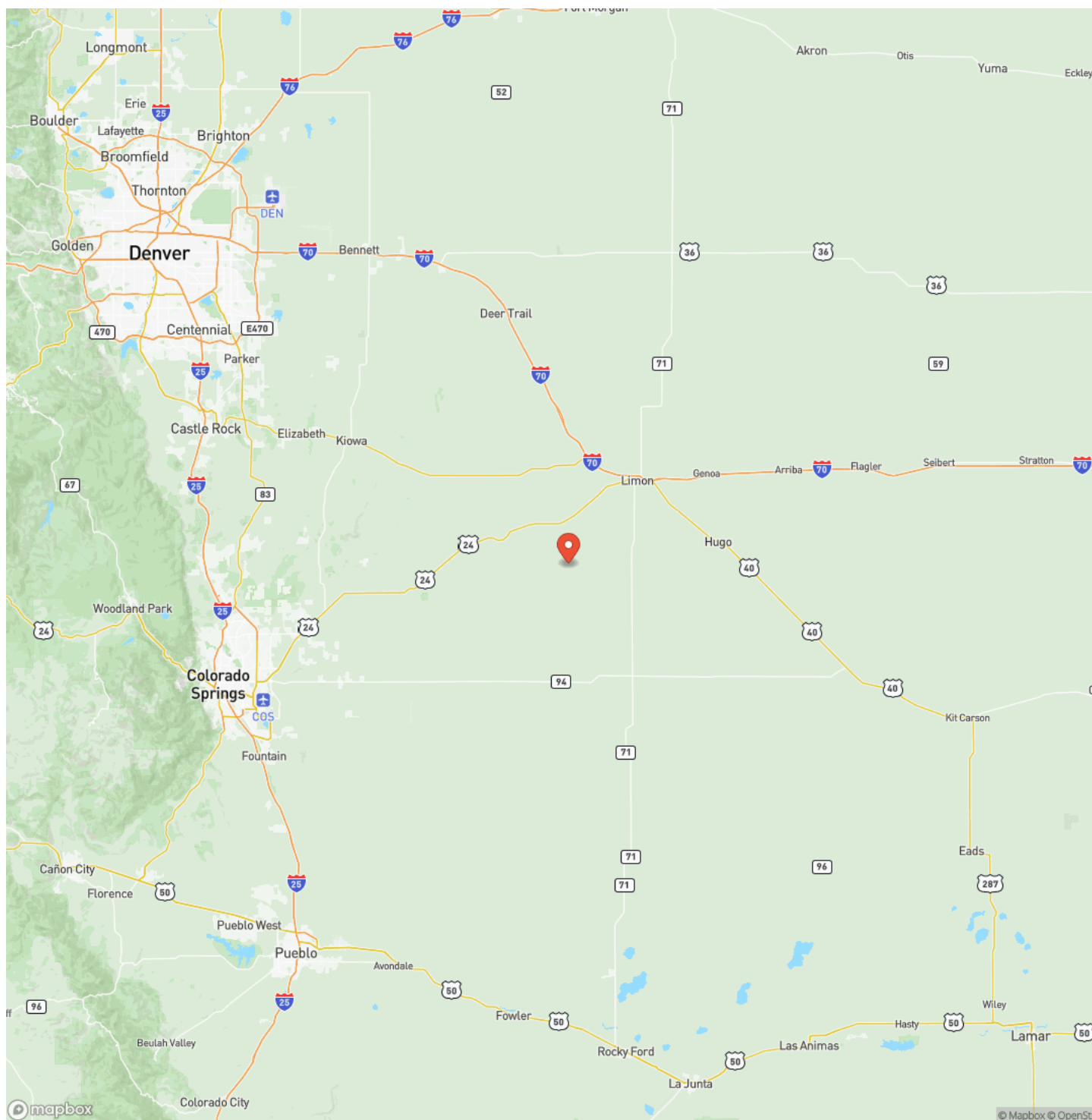
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## Locator Map



## Locator Map



## Satellite Map



## Cropland Parcel with Amazing Recreational Opportunities

### Matheson, CO / Elbert 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.

## **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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**Great Plains Land Company**  
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