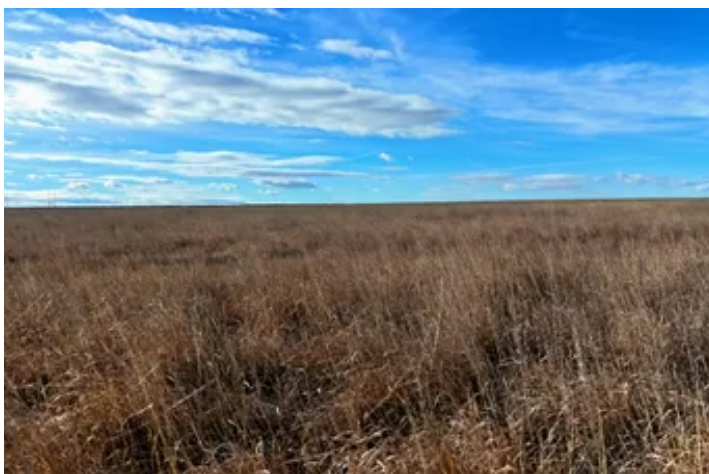


**CRP Quarter with Good Annual Income & Retired
Irrigation Well**
TBD County Road SS
Hartman, CO 81043

\$124,000
160± Acres
Prowers County



CRP Quarter with Good Annual Income & Retired Irrigation Well Hartman, CO / Prowers County

SUMMARY

Address

TBD County Road SS

City, State Zip

Hartman, CO 81043

County

Prowers County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.2021 / -102.2155

Acreage

160

Price

\$124,000

Property Website

<https://greatplainslandcompany.com/detail/crp-quarter-with-good-annual-income-retired-irrigation-well/prowers/colorado/98598/>



CRP Quarter with Good Annual Income & Retired Irrigation Well Hartman, CO / Prowers County

PROPERTY DESCRIPTION

Prowers County, CO 160

Conservation Reserve Program quarter section with mostly level Class IV soils. There are 148.65 acres enrolled in the CRP program until 2032 with a payment of approximately \$4,654 annually. Once the current contract expires, the owner could decide to apply for a new CRP contract or put the cropland back into tillable production. Crops grown on neighboring properties and in the area include wheat/milo/ millet with the average rainfall ranging from 12" to 14" annually. Boarding the property on the east & south sides are well-maintained county roads providing good access and is only a short distance from Paved State Highway 385. There has been a wind development lease on the parcel in recent years but is no longer active (contact listing land professional for more information). Hunting opportunities include pronghorn, deer, upland birds, and small game. The property could be enrolled in the Colorado Landowner Preference Program for Deer & Antelope landowner vouchers with the amount of county assessed acreage showing 160 acres. Contact the land professional for more information or to set up a showing. ***Showings by appointment only***

Property Features:

Legal Description - SE4 SECTION 32 T21S R43W

CRP Contract Paying \$4,654 Annually Until 2032

Previous Wind Development Lease History

High ROI (Return On Investment)

Hunting Opportunities

Low Taxes

Driving Direction:

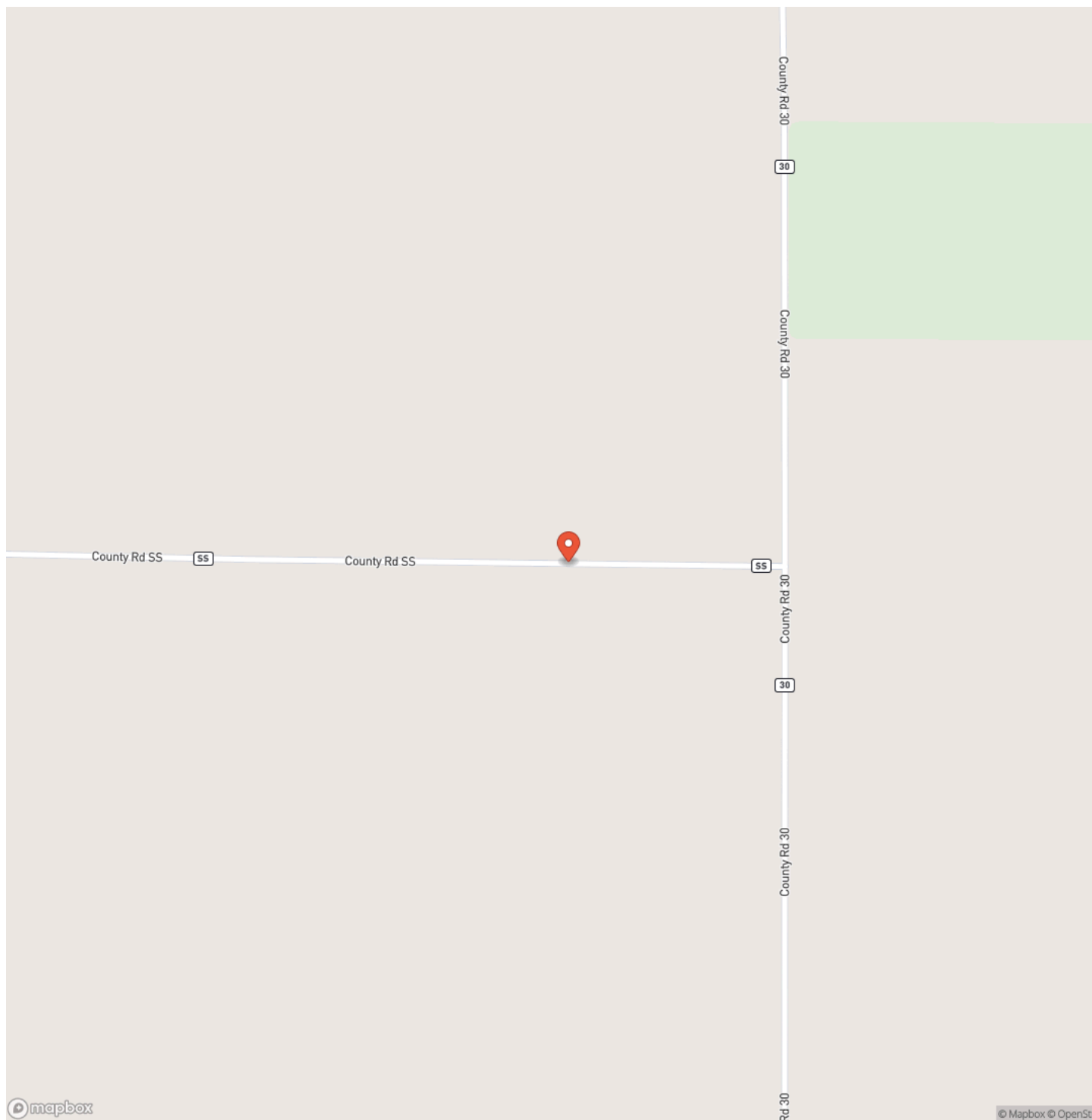
From Granada, CO take State Highway 385 north approximately 9.5 miles until you reach County Road SS then turn right going east approximately 5 miles until you reach SW corner of the property.

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.

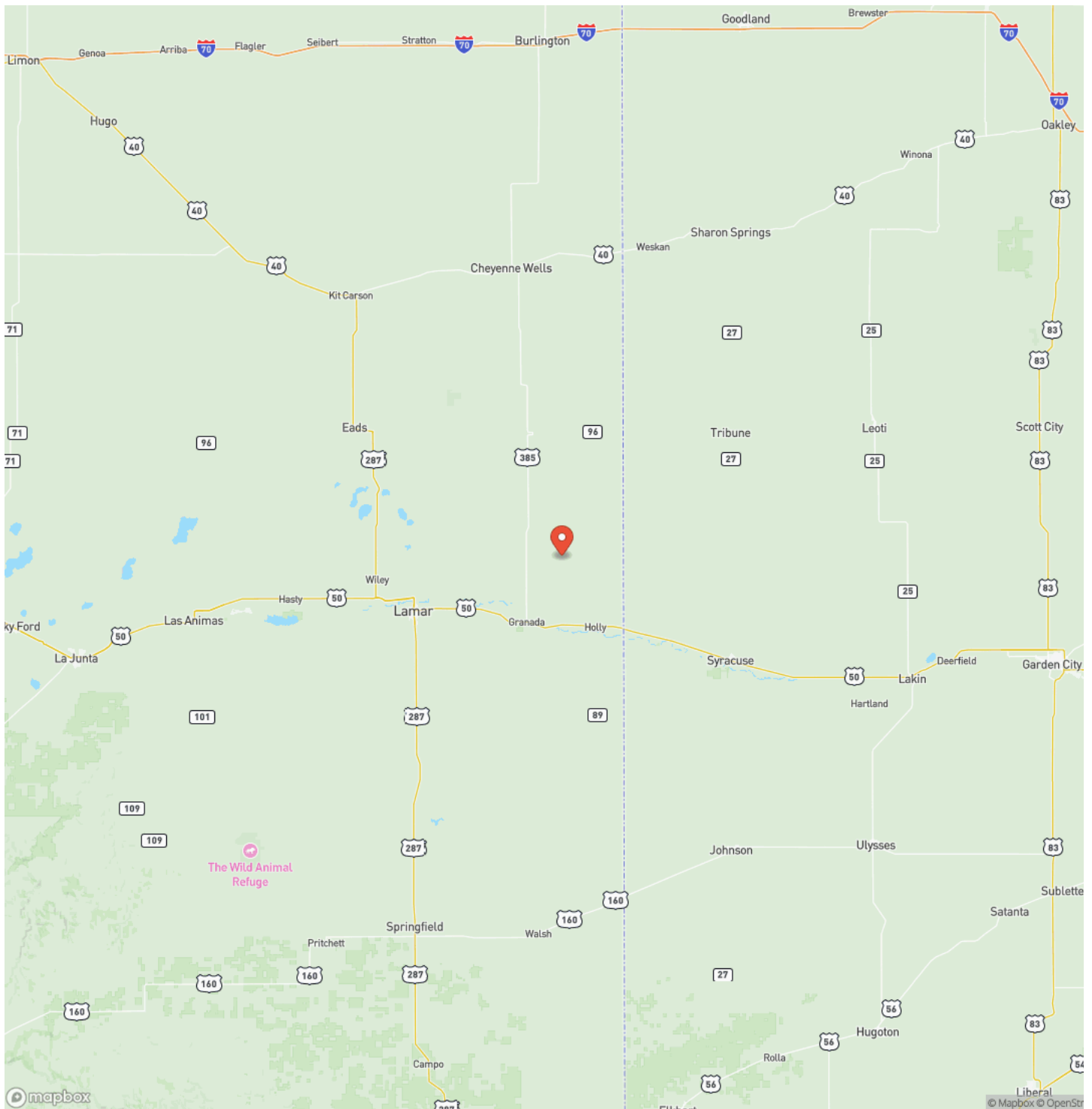
CRP Quarter with Good Annual Income & Retired Irrigation Well
Hartman, CO / Prowers County



Locator Map



Locator Map



Satellite Map



CRP Quarter with Good Annual Income & Retired Irrigation Well
Hartman, CO / Prowers 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

Merino, CO 80741

NOTES

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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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