

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

\$124,000
160± Acres
Prowers County



MORE INFO ONLINE:

greatplainslandcompany.com

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/>



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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 There has been a wind development lease on the parcel in recent years but is no longer active (contact listing land professional for more information).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.

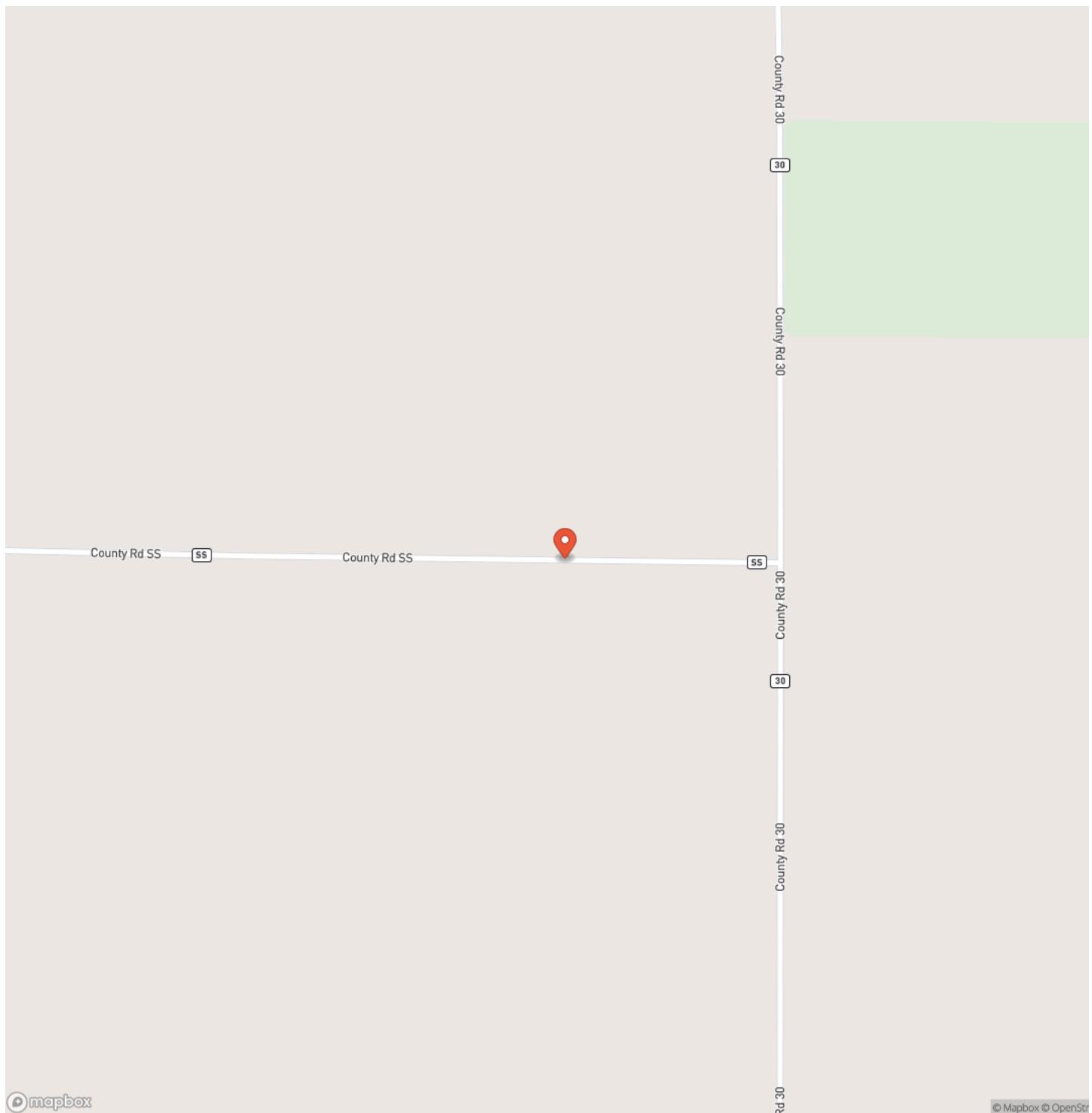
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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

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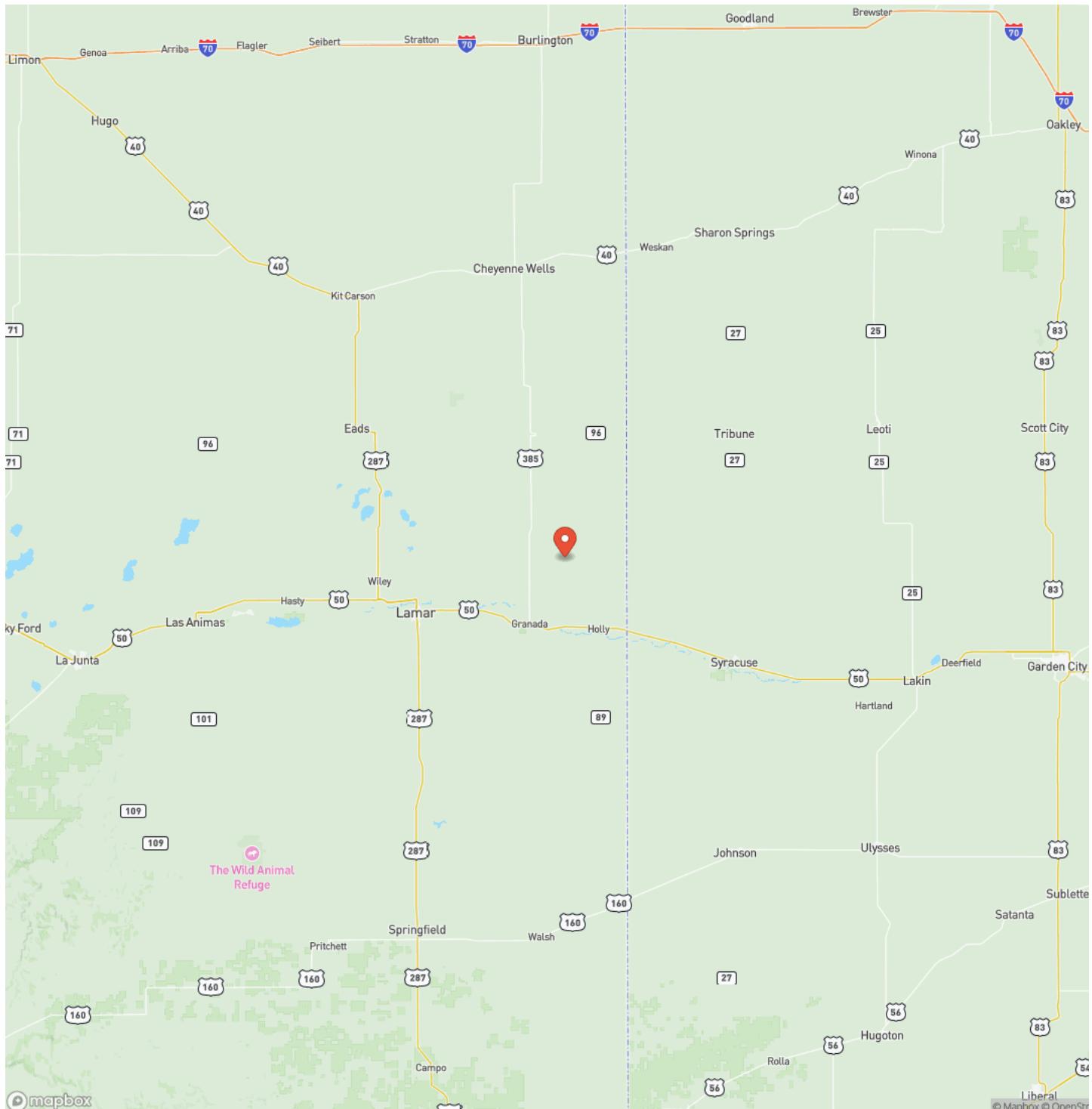
Locator Map



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Locator Map



MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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DISCLAIMERS

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