

**Expired CRP with Paved Highway Frontage**  
**TBD State Highway 71**  
**Limon, CO 80828**

**\$196,000**  
**160± Acres**  
**Lincoln County**



## Expired CRP with Paved Highway Frontage Limon, CO / Lincoln County

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### **SUMMARY**

#### **Address**

TBD State Highway 71

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

Limon, CO 80828

#### **County**

Lincoln County

#### **Type**

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

#### **Latitude / Longitude**

39.0888 / -103.7034

#### **Taxes (Annually)**

389

#### **Acreage**

160

#### **Price**

\$196,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/expired-crp-with-paved-highway-frontage-lincoln-colorado/81026/>



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### **PROPERTY DESCRIPTION**

Expired CRP is ready for the farmer looking to add to an existing farming operation or an investor looking to add to their portfolio. Mostly class 3 & 4 soils with relatively flat contours, you can expect this property to produce yields of Wheat, Milo, Millet, or Corn if broken out and farmed. Paved Highway 71 frontage along the East side and County Road along the Southside of this property allows for easy access. It is located only a short distance from Limon, CO, and I70. Several building sites are found on the property with great views and power nearby. Hunting opportunities for deer, antelope, and small game. Please get in touch with the listing agent for more information.

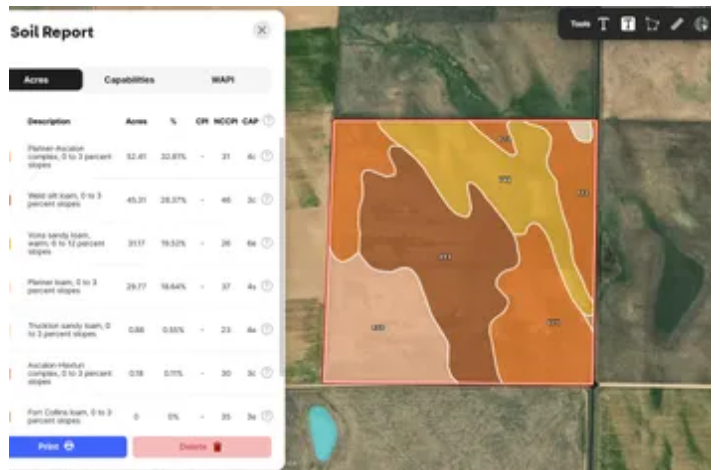
#### Property Features:

- Legal – T11S 56W SEC18 SE4
- Mostly class 3 and 4 soils
- Paved highway 71 frontage
- Expired CRP
- Low taxes

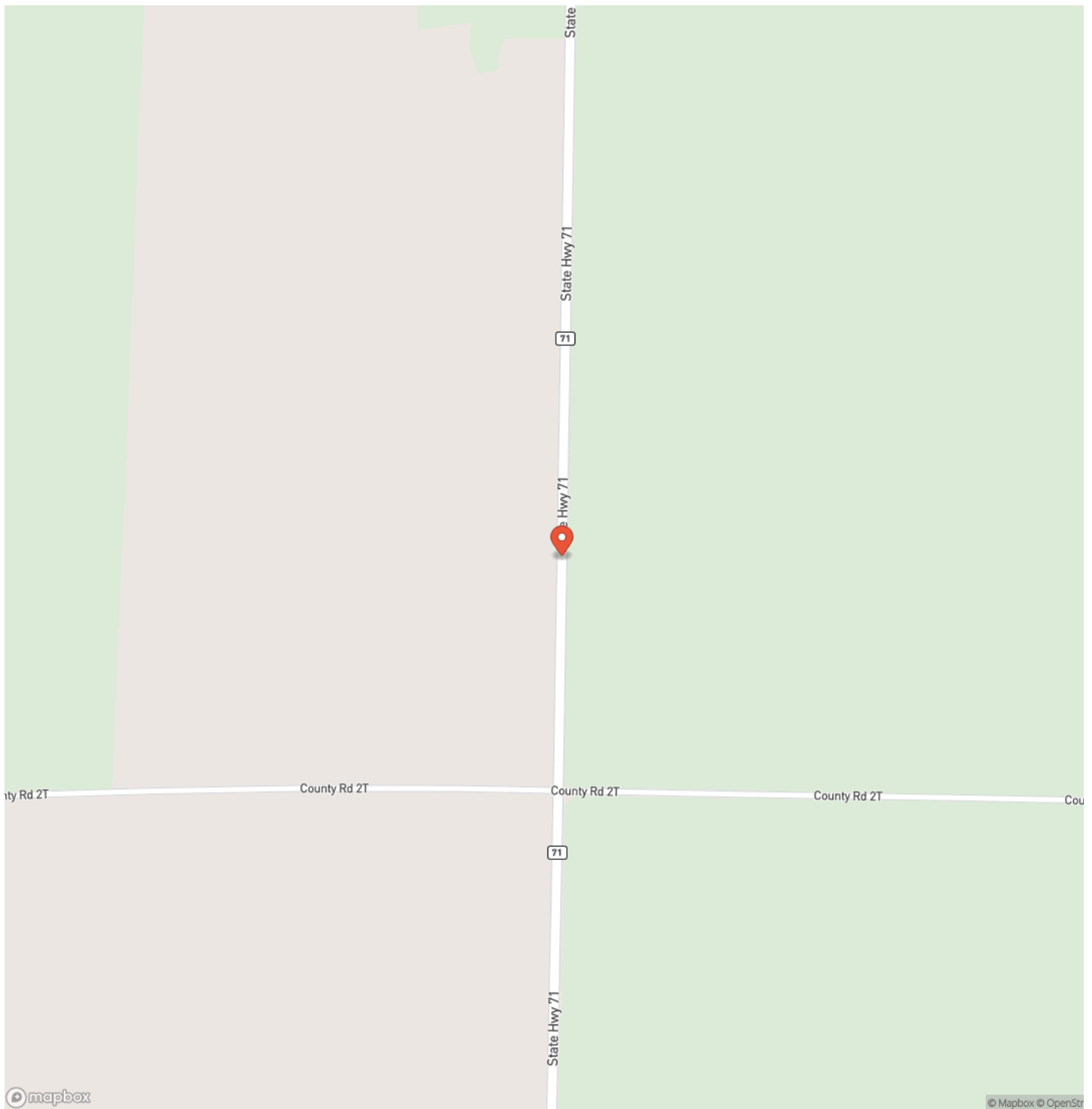
*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



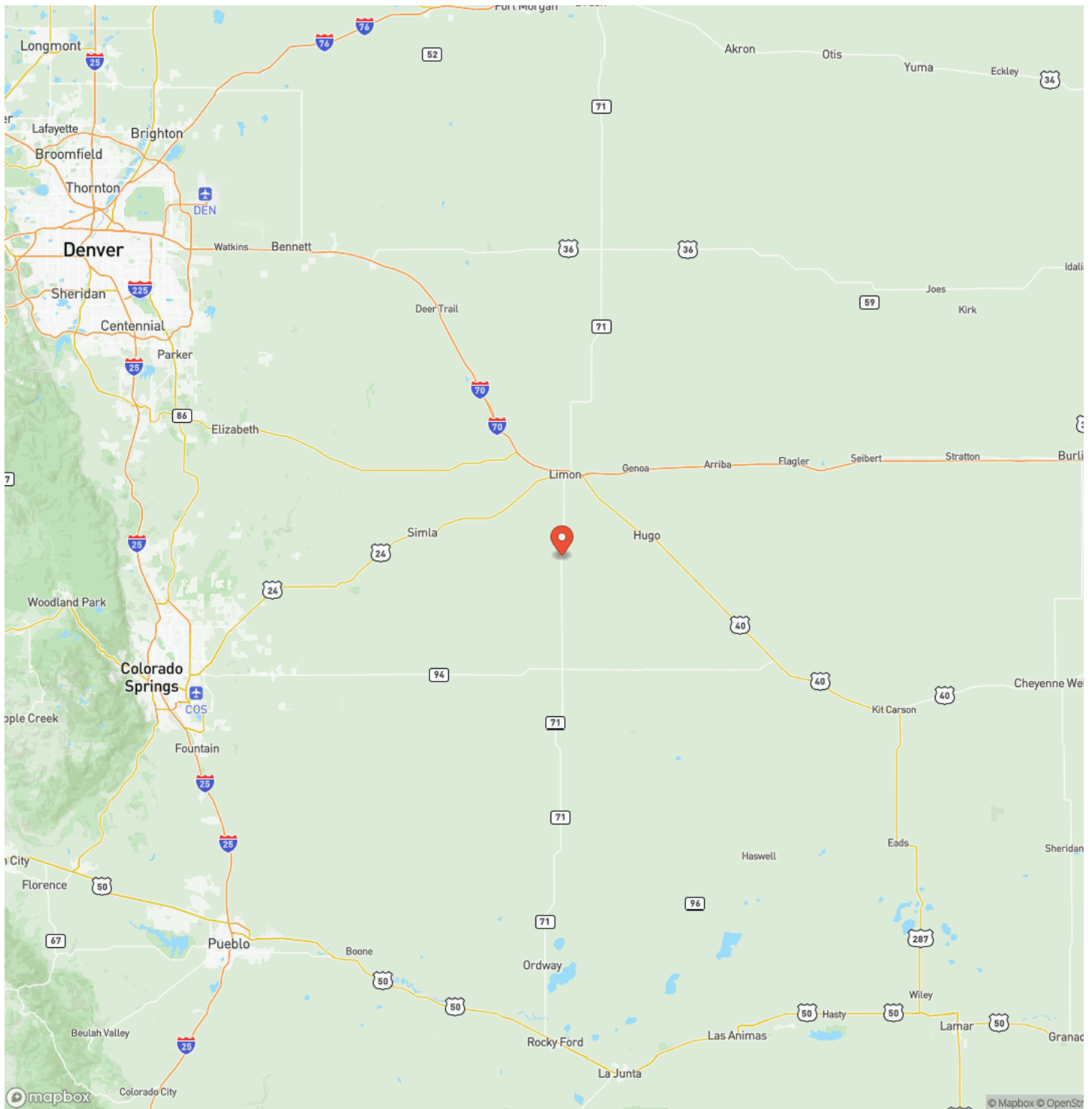
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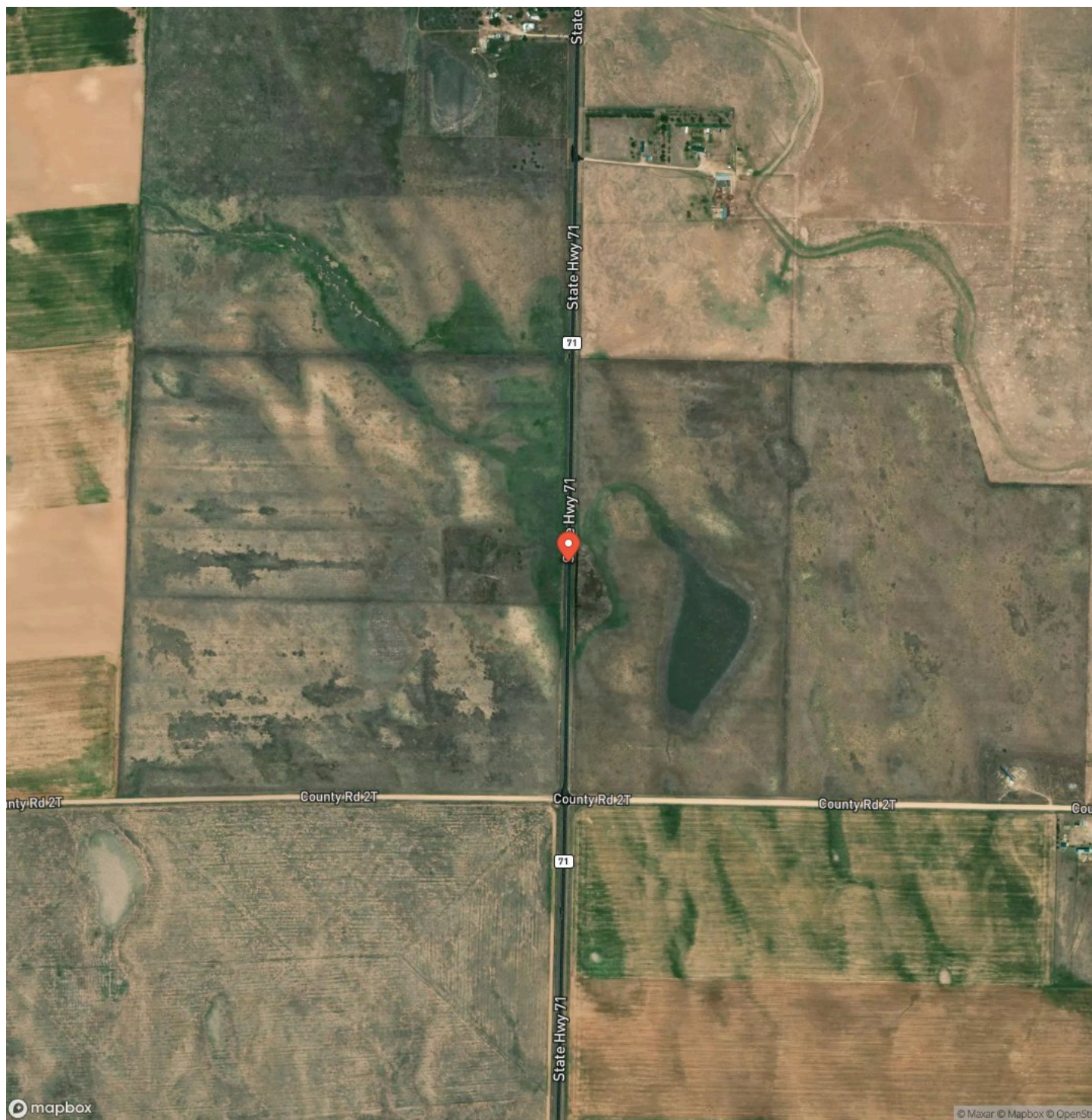
## Locator Map



## Locator Map



## Satellite Map



## Expired CRP with Paved Highway Frontage Limon, CO / Lincoln 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

This image shows a blank 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.

## 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.



**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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