

Phillips Co., CO N80
State Highway 59
Haxtun, CO 80731

\$159,000
80± Acres
Phillips County



Phillips Co., CO N80
Haxtun, CO / Phillips County

SUMMARY

Address

State Highway 59

City, State Zip

Haxtun, CO 80731

County

Phillips County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.5531 / -102.6268

Acreage

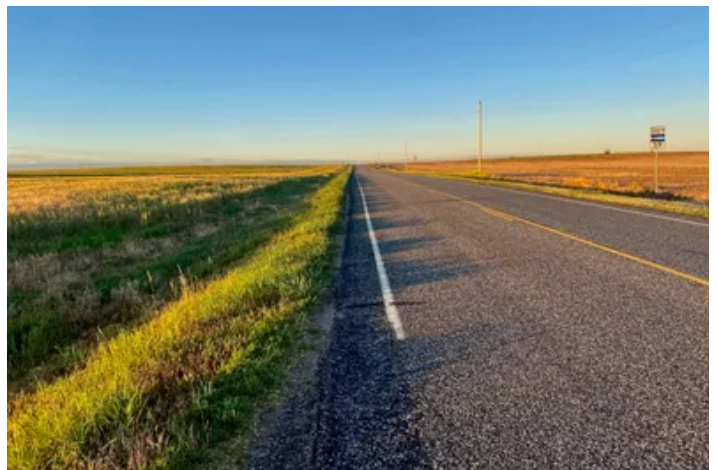
80

Price

\$159,000

Property Website

<https://greatplainslandcompany.com/detail/phillips-co-co-n80-phillips-colorado/67415/>

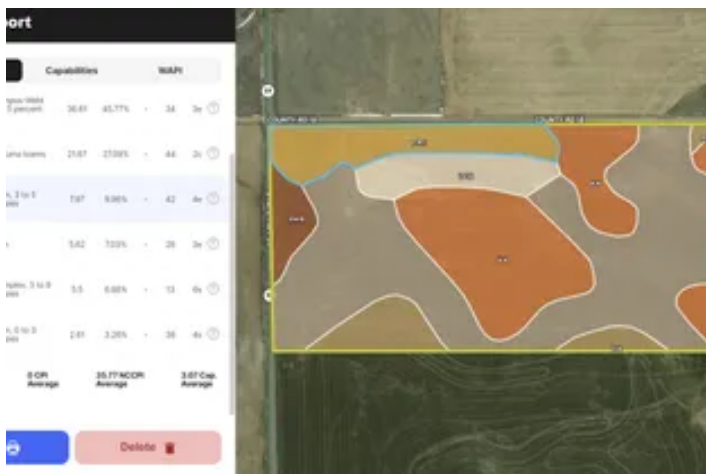
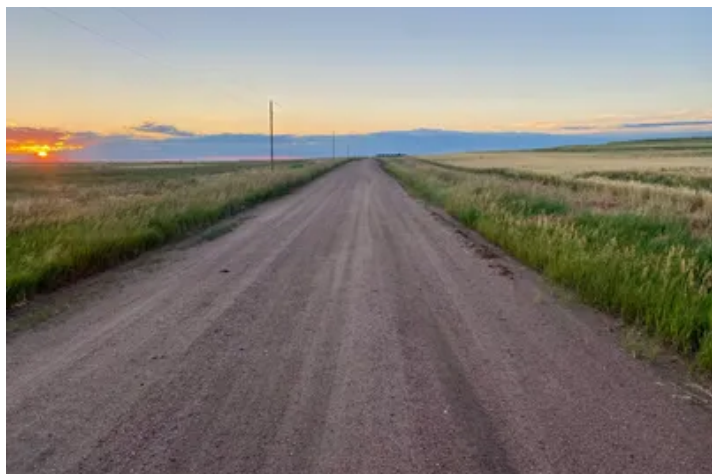


PROPERTY DESCRIPTION

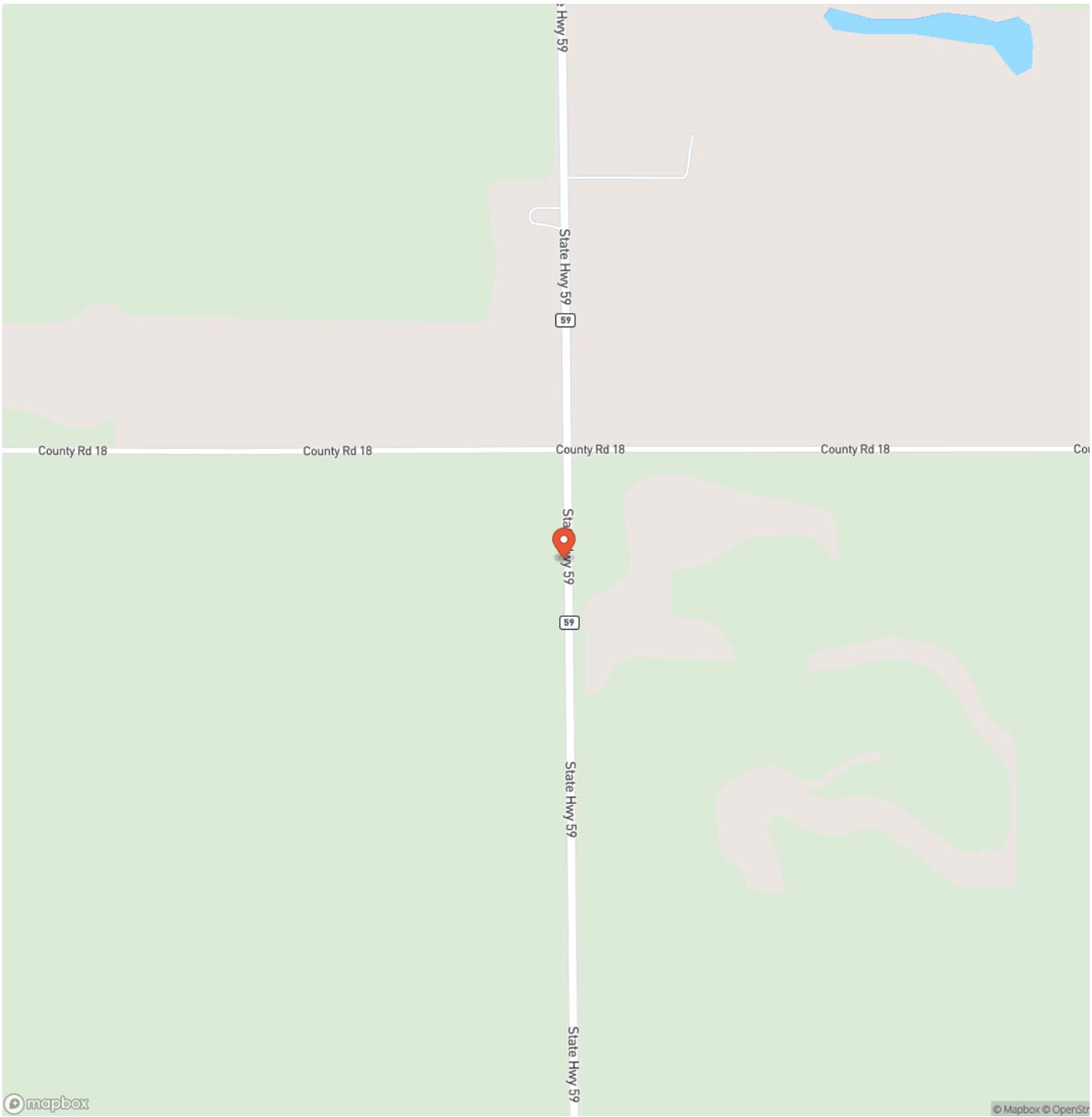
Cropland investment or nice building site with paved Highway 59 & County Road 18 frontage, located only a short distance from Haxtun, CO. Currently, a majority of the acreage is in a crop rotation and is subject to tenant rights. With good soils, it would make a nice place to build or just keep as an investment in cropland production. There are several building sites found on the property with great views and power nearby along the road. Located in the center of the parcel is an elevated hill, allowing for views of the surrounding area and a possible walk-out basement. More acreage is available for purchase. Contact the local Land Professional for more information or to schedule a private showing.

- Legal - N2NW4 SEC29 T7N R47W
- State Highway 59 frontage
- Cropland income
- Building sites
- Power nearby
- Low taxes

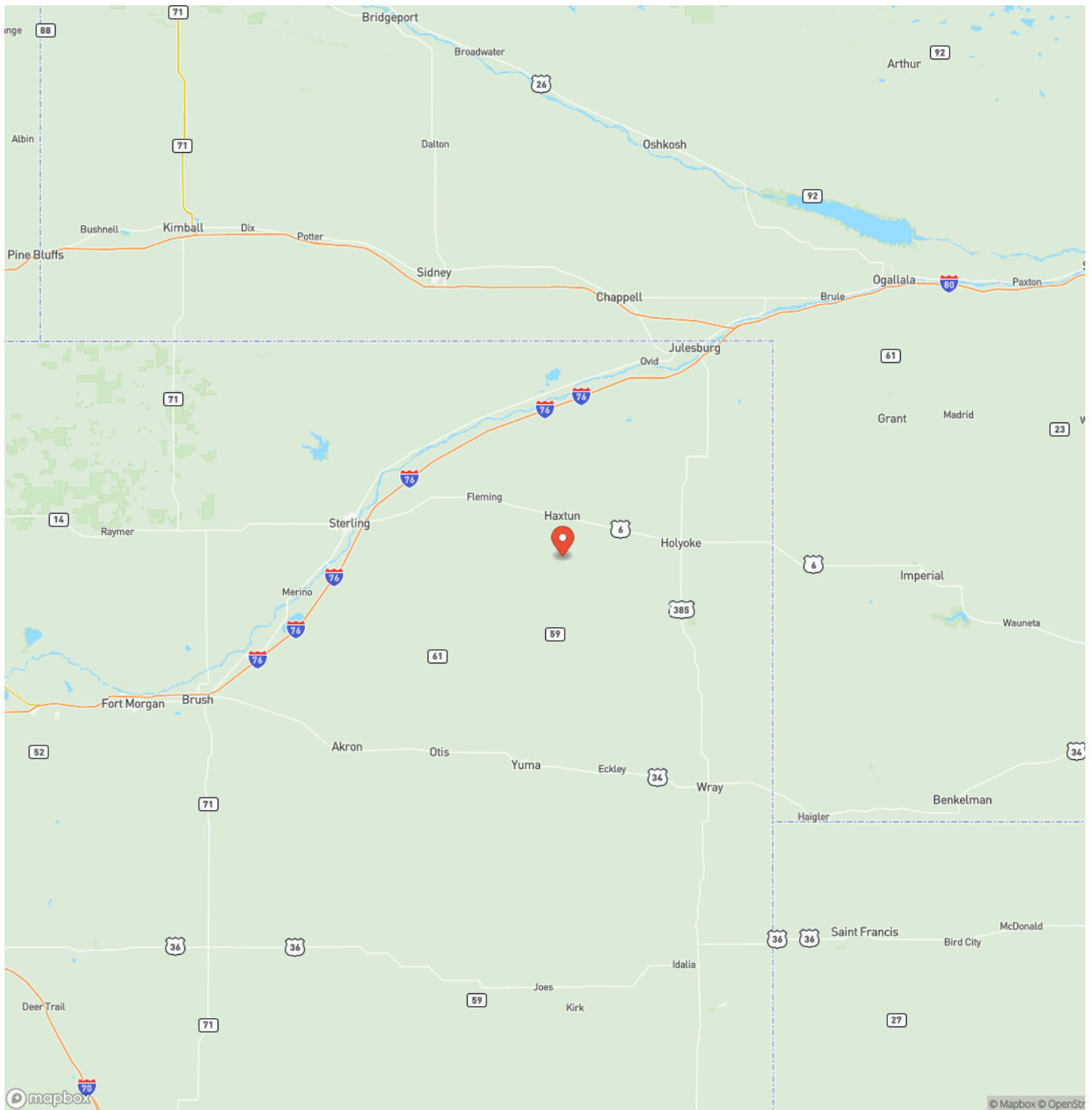
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



Locator Map



Locator Map



Satellite Map



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 full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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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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