

**Large Parcel Of CRP With The Current Contract Expiring
In 2027**
TBD County Road W
Eads, CO 81036

\$459,000
640± Acres
Kiowa County



Large Parcel Of CRP With The Current Contract Expiring In 2027 Eads, CO / Kiowa County

SUMMARY

Address

TBD County Road W

City, State Zip

Eads, CO 81036

County

Kiowa County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.5411 / -102.5562

Taxes (Annually)

1426

Acreage

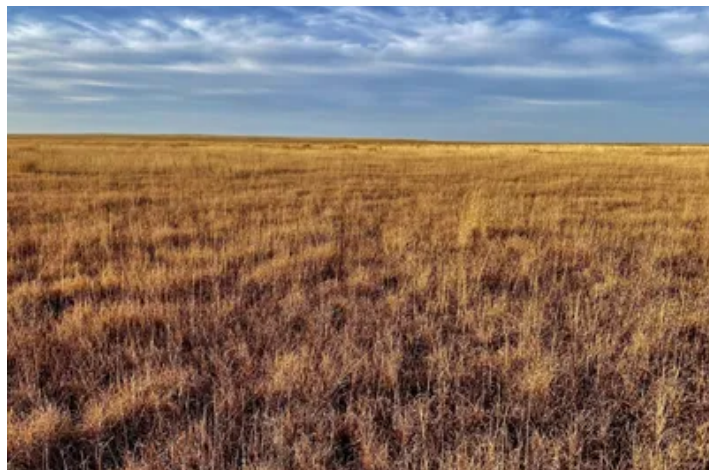
640

Price

\$459,000

Property Website

<https://greatplainslandcompany.com/detail/large-parcel-of-crp-with-the-current-contract-expiring-in-2027-kiowa-colorado/78848/>



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PROPERTY DESCRIPTION

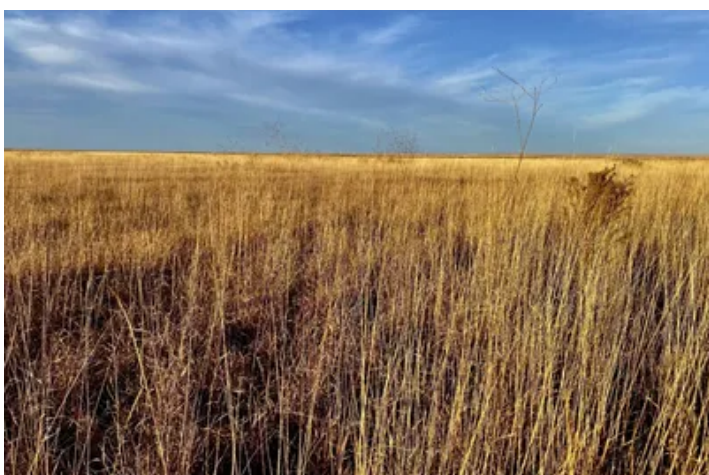
Conservation Reserve Program property with mostly Class IV soils. It is enrolled in the CRP program until 2027 with an annual payment of approximately \$19,214. Once the current contract expires, the owner could decide to apply for a new CRP contract or put the cropland back into production. Crops grown in the area include wheat, milo, and millet. Boarding the property on the south side is a well-maintained county road providing good access and is only a short distance from Eads, Colorado. 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 acreage. Contact the land specialist for more information or to set up your private showing.

Property Features:

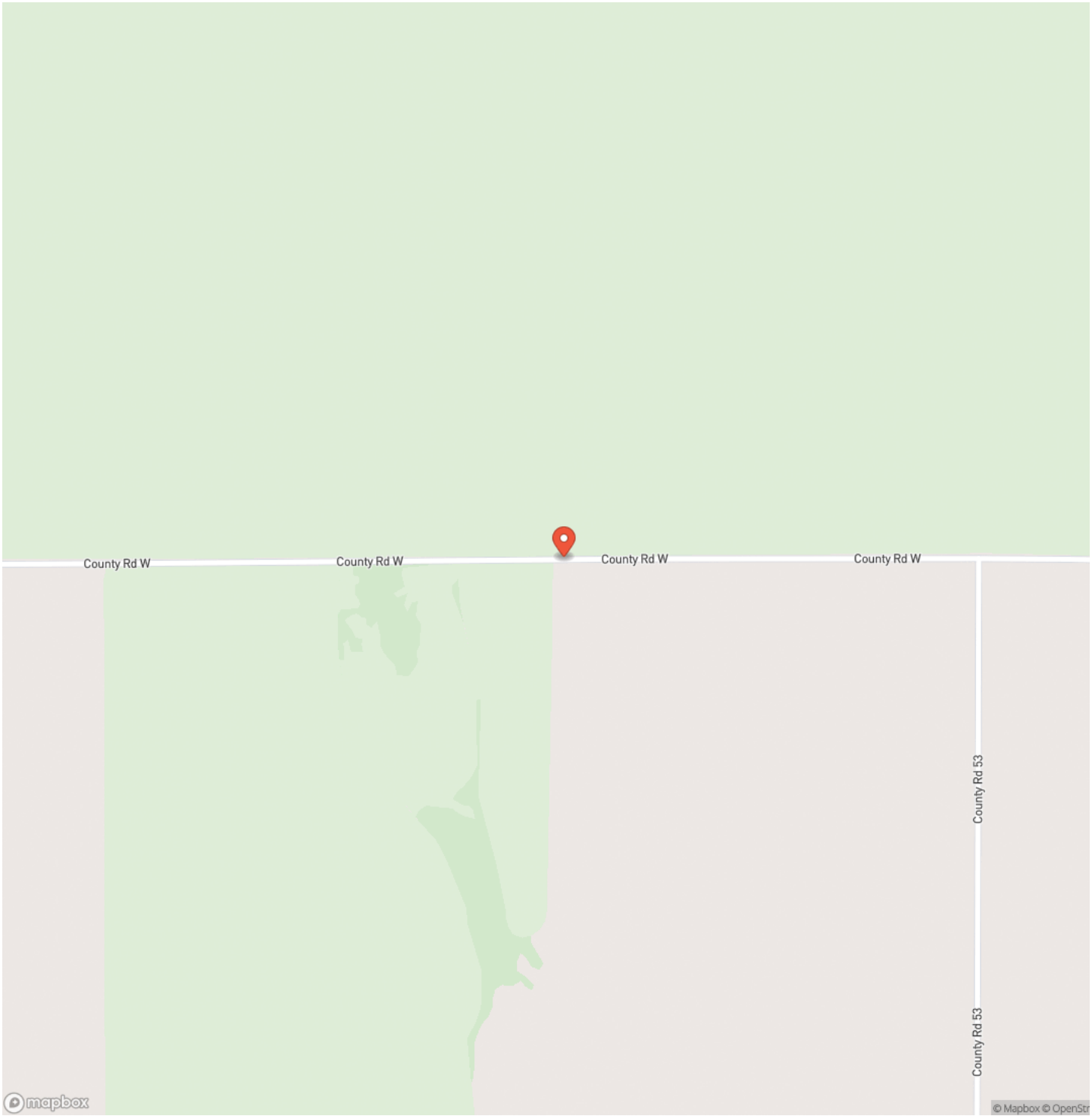
- CRP contract expiring in 2027
- Approximate annual CRP payment of \$19, 214
- Great annual ROI
- Hunting opportunities
- Low taxes



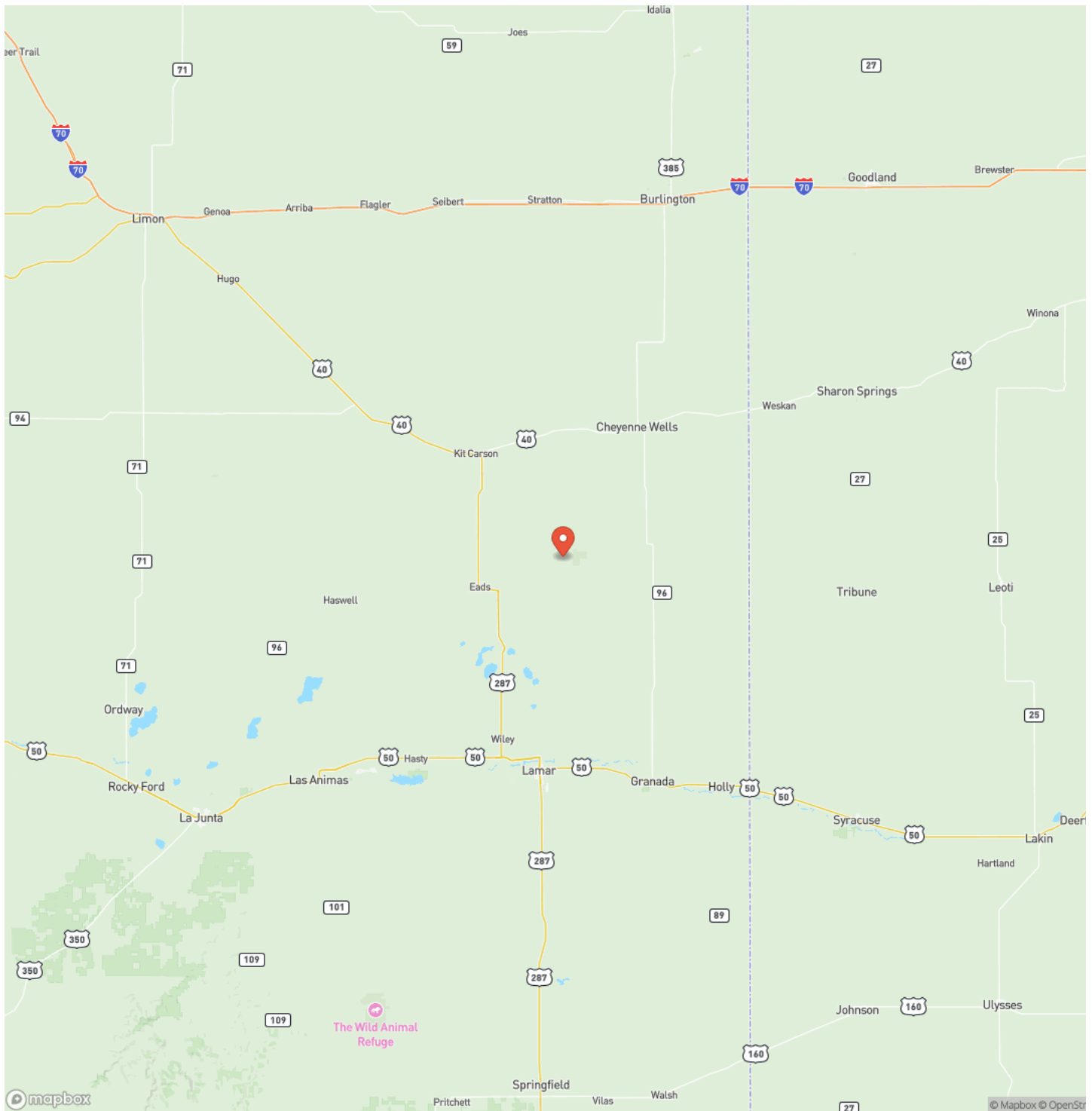
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Locator Map



Locator Map



Satellite Map



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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.



MORE INFO ONLINE:
greatplainslandcompany.com

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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