

**Large Parcel of Grassland CRP in Close Proximity to
Blue Lake Reservoir**
TBD County Road E
Haswell, CO 81045

\$571,200
960± Acres
Kiowa County



Large Parcel of Grassland CRP in Close Proximity to Blue Lake Reservoir Haswell, CO / Kiowa County

SUMMARY

Address

TBD County Road E

City, State Zip

Haswell, CO 81045

County

Kiowa County

Type

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

Latitude / Longitude

38.3223 / -103.2225

Taxes (Annually)

\$1,049

Acreage

960

Price

\$571,200

Property Website

<https://greatplainslandcompany.com/detail/large-parcel-of-grassland-crp-in-close-proximity-to-blue-lake-reservoir/kiowa/colorado/70390/>



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PROPERTY DESCRIPTION

Kiowa County, CO 960

Here is a large parcel of Grassland CRP with a good return on investment and hunting opportunities. The property has been enrolled into the Grassland CRP through 2037 paying \$16,379 annually making this property a great long-term investment option. For additional income, there is a written haying lease agreement with a local tenant paying currently \$8.50 per bale with a \$.25 per bale annual escalation. Per the lease agreement, the landowner can terminate the agreement at any time with a 30-day notice given to the tenant. Bordering the properties and in the area, there is current farming of wheat, milo, and millet. Maintained county road frontage on multiple sides provides easy year around access to the property. Located in Colorado Big Game Management Unit 125 hunting opportunities include pronghorn, deer, and small game. Numerous pronghorn have been seen on the property. Included in the transaction are 100% of the Seller's owned mineral, wind, and solar rights (if any). Similar (Grassland CRP plus Haying Lease) parcel is available nearby for additional acres if desired. Contact the Listing Land Professional for more information or to set up your private showing.

Property Details:

- Legal – E2 9-20-52, & 10-20-52 (ALL)
- Grassland CRP Contract Paying \$16,379 until 2037
- Haying Lease with Payment Escalation
- County Road Frontage on Multiple Sides
- Hunting Opportunities
- Low Taxes

Driving Instructions:

From Ordway, Colorado take Paved State Highway 96 east for approximately 24 miles until you reach County Road E then turn right going east for approximately 6 miles until you reach the southwest corner of the property.

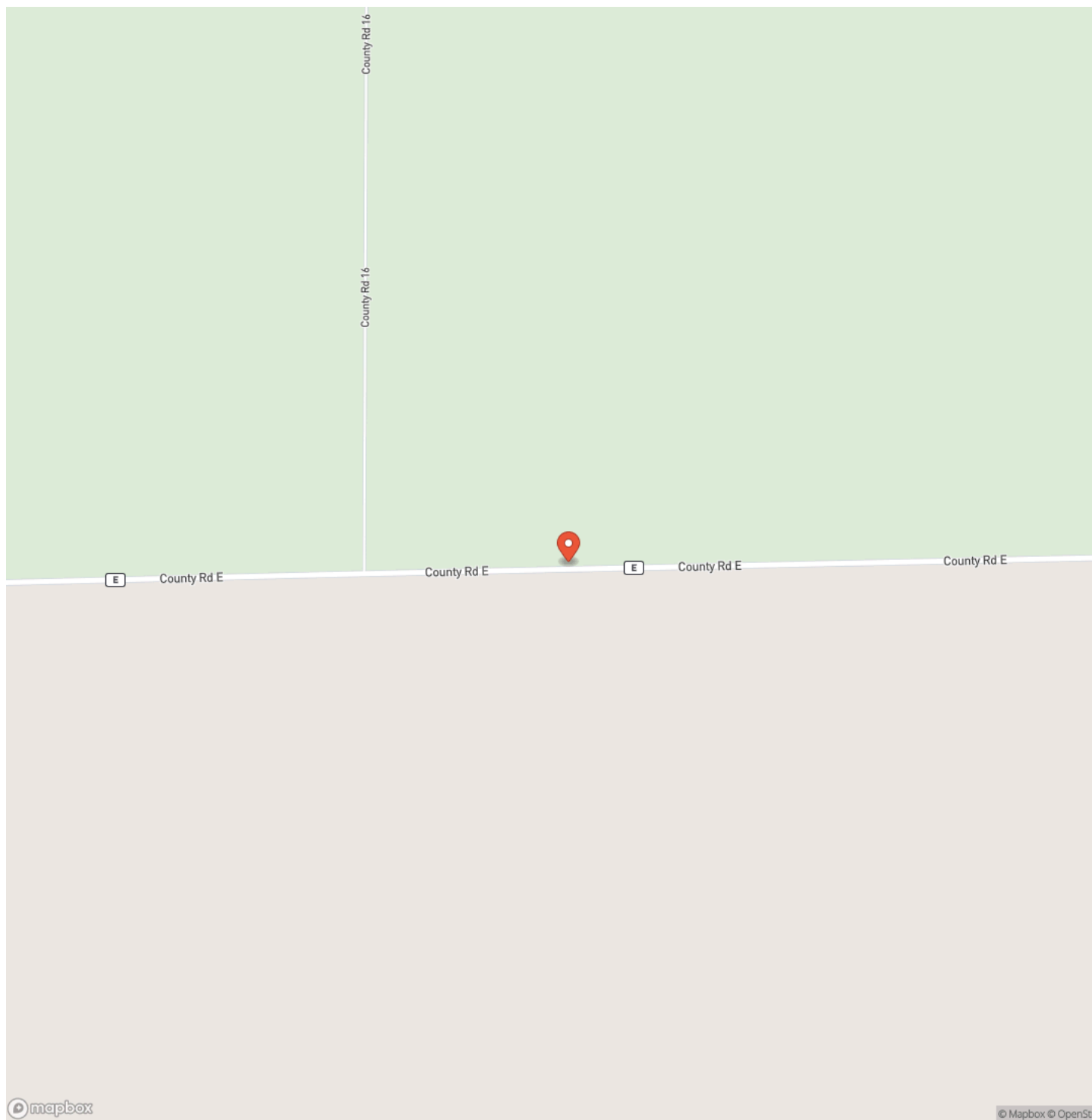
From Eads, Colorado take Paved State Highway 96 west for approximately 22 miles until you reach County Road 19 then turn left going south for approximately 9 miles until you reach County Road E then turn right going west for approximately 2 miles until you reach the southeast corner of the property.

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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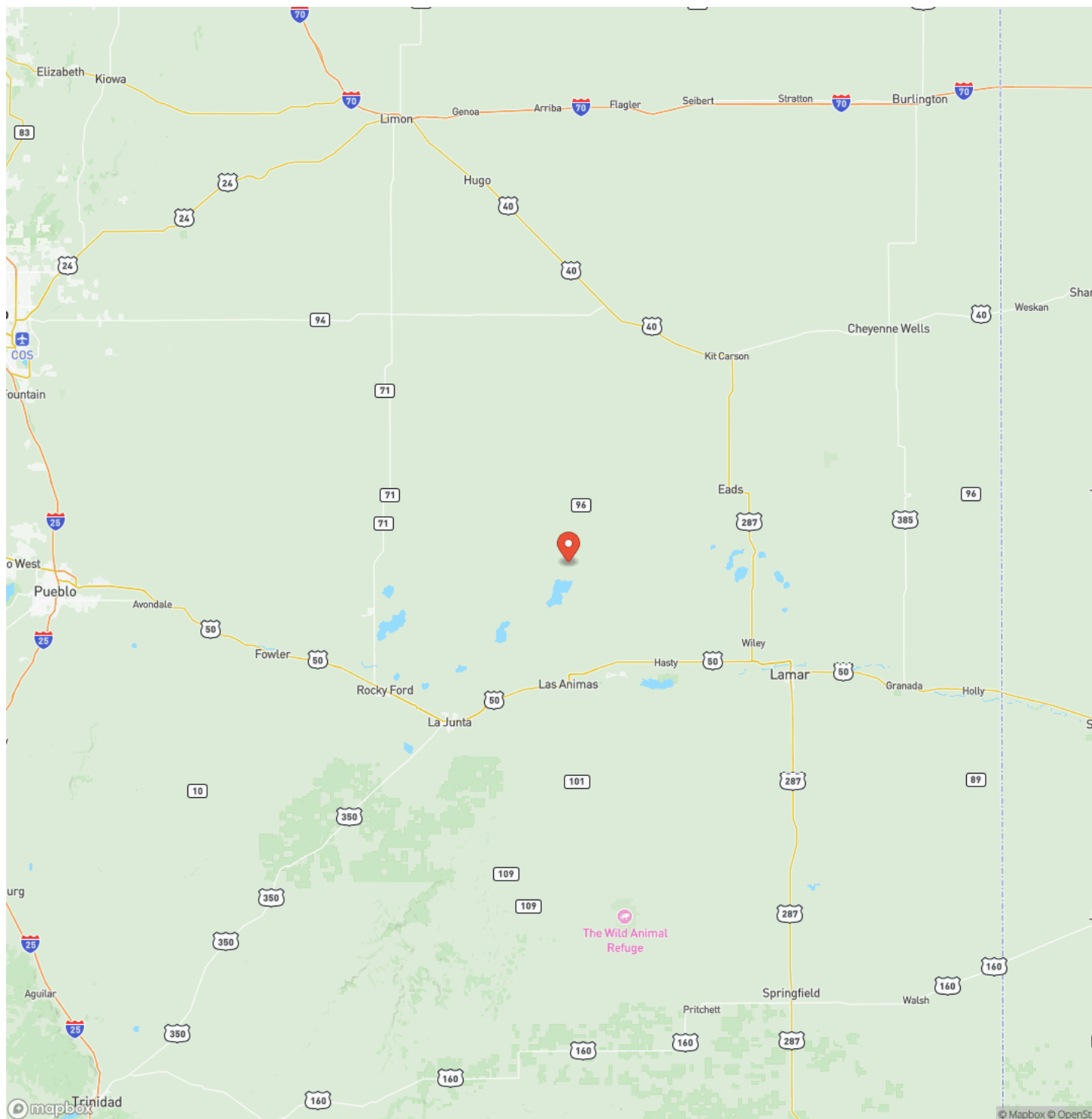


Locator Map



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Locator Map



MORE INFO ONLINE:

greatplainslandcompany.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

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Office

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Email

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Address

City / State / Zip

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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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