

**Quarter Section of Nearly 100% Tillable Cropland in
Phillips County**
TBD County Road 22
Haxtun, CO 80731

\$264,000
160± Acres
Phillips County



Quarter Section of Nearly 100% Tillable Cropland in Phillips County Haxtun, CO / Phillips County

SUMMARY

Address

TBD County Road 22

City, State Zip

Haxtun, CO 80731

County

Phillips County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.584 / -102.5939

Taxes (Annually)

912

Acreage

160

Price

\$264,000

Property Website

<https://greatplainslandcompany.com/detail/quarter-section-of-nearly-100-tillable-cropland-in-phillips-county-phillips-colorado/68456/>



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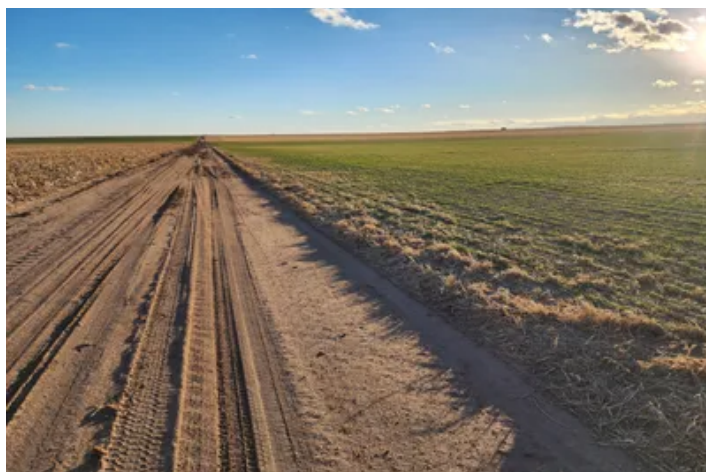
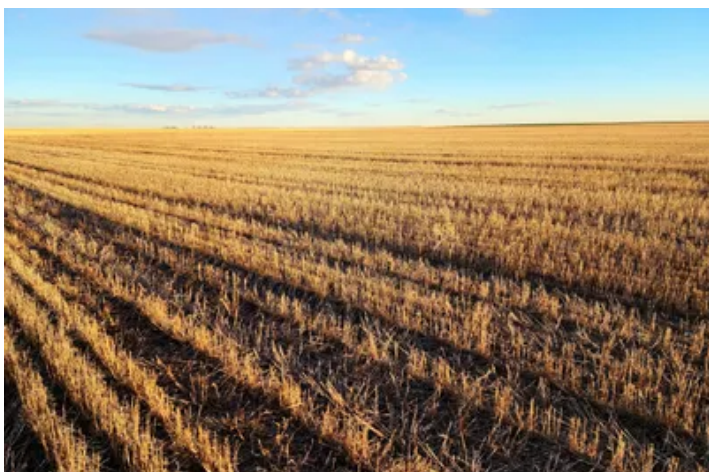
PROPERTY DESCRIPTION

Here is a quarter section of productive cropland that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of nearly 100% tillable Class II & IV soils and relatively flat contours, you can expect this property to produce yields of Wheat, Milo, Millet, or Corn. Currently, all of the tillable acreage is in crop rotation and is subject to tenant rights. The property has well maintained county frontage and is only a short distance from Haxtun, CO. FSA information is available upon request. Additional acreage is available. Please contact the local Land Specialist for more information or to schedule a showing.

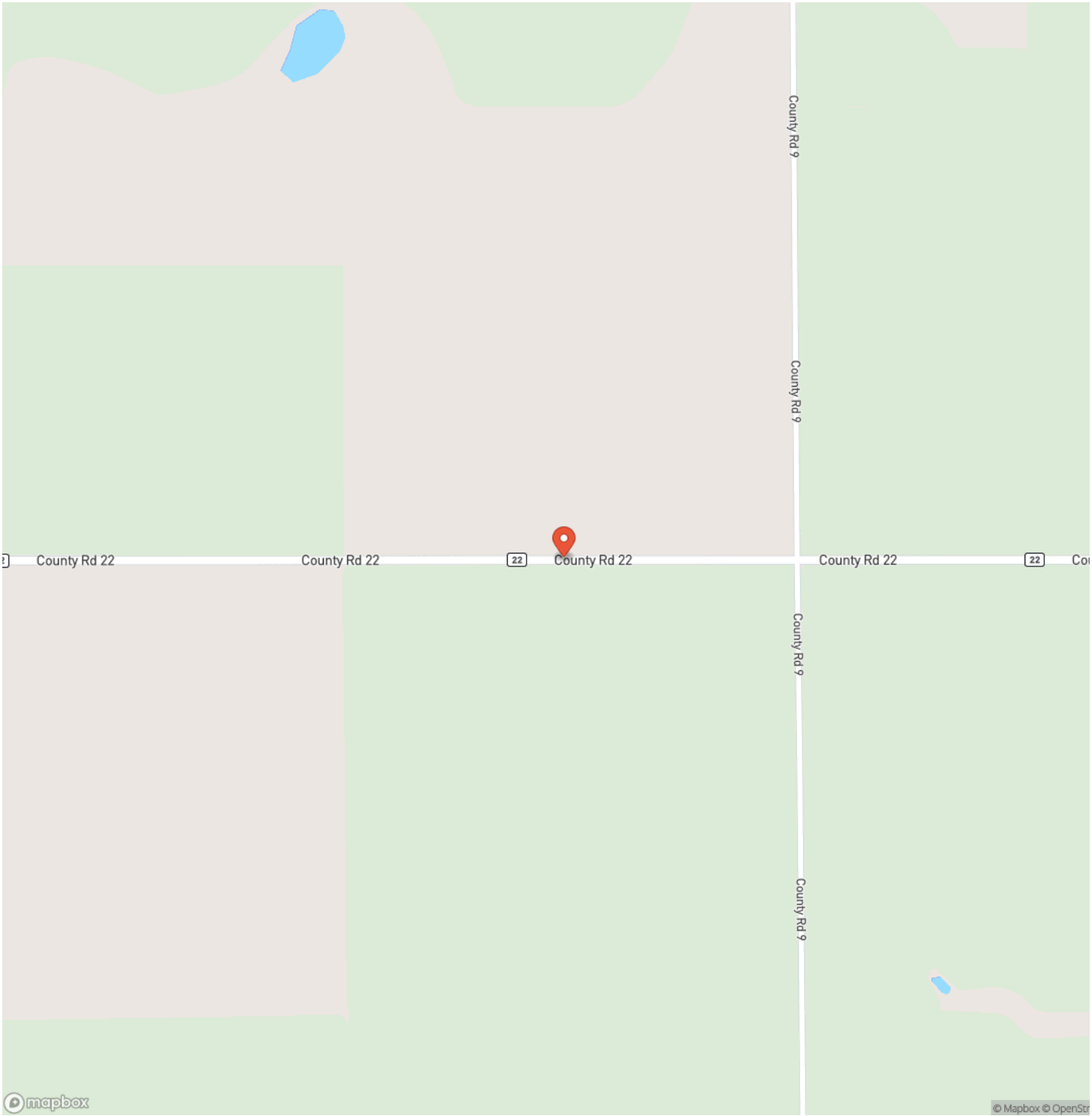
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



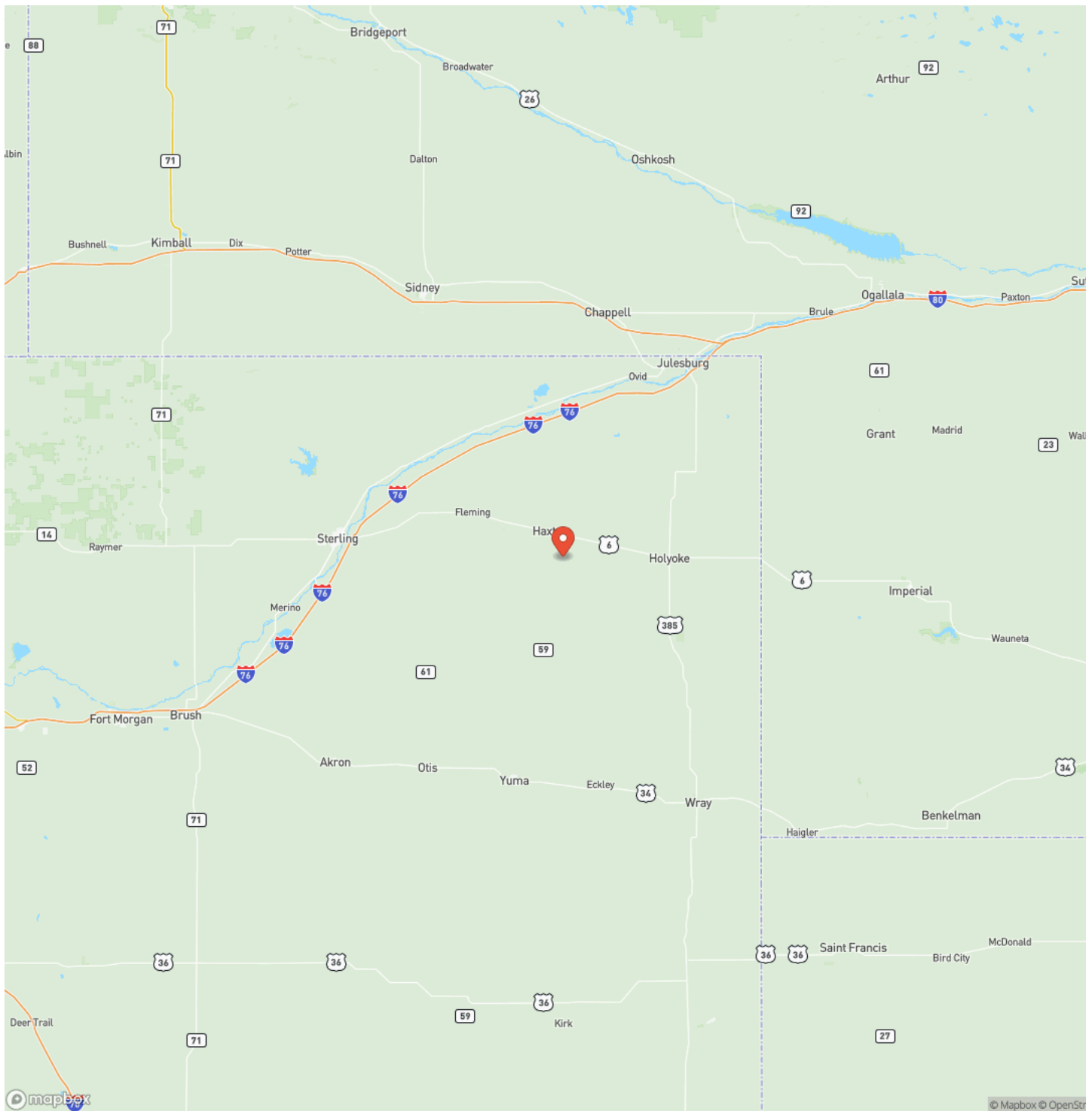
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Haxtun, CO / Phillips County



Locator Map



Locator Map



Satellite Map



Quarter Section of Nearly 100% Tillable Cropland in Phillips County Haxtun, CO / Phillips 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

Merino, CO 80741

NOTES

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This image shows a full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.



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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