

**Affordable Parcel of CRP with Good Road Frontage near
Denver Metro
E 56th Ave
Deer Trail, CO 80105**

\$74,950
39± Acres
Adams County



Affordable Parcel of CRP with Good Road Frontage near Denver Metro Deer Trail, CO / Adams County

SUMMARY

Address

E 56th Ave

City, State Zip

Deer Trail, CO 80105

County

Adams County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

39.7983 / -103.7919

Acreage

39

Price

\$74,950

Property Website

<https://greatplainslandcompany.com/detail/affordable-parcel-of-crp-with-good-road-frontage-near-denver-metro-adams-colorado/83701/>



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PROPERTY DESCRIPTION

Here is a smaller affordable acreage in close proximity to the Denver Metro Area with good county road frontage and electricity along the road. Come enjoy the recreational opportunities/distant mountain views on the weekends and have a place away from the city. There are no HOAs or Covenants in place with the only restrictions being from Adams County. A survey has recently been completed and is available upon request. Currently, the property is enrolled in Conservation Reserve Program (CRP), creating approximately \$700 worth of annual income until 2033. If desired the property could be taken out of the CRP program after closing opening up further possibilities and opportunities of this parcel. Multiple tracts are available to choose from with additional acreage available if desired by a buyer. The average moisture for the area is 16 to 18 inches annually and will vary from year to year. Contact the Local Land Professional for more information or to schedule a private showing. Don't miss out on this opportunity and call today. Showings are by appointment only.

Property Details

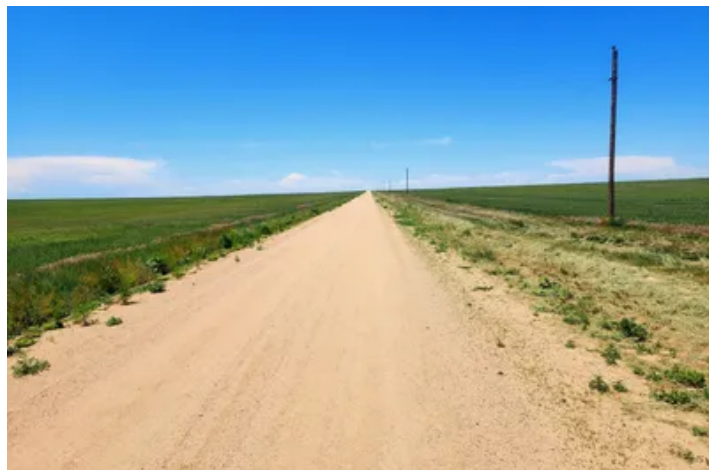
- Located Northeast of Deer Trail
- CRP Income of Approx. \$700 until 2033
- Distant Mountain Views
- Maintained County Road Frontage
- Recreational Opportunities
- Low Taxes

Nearby Areas:

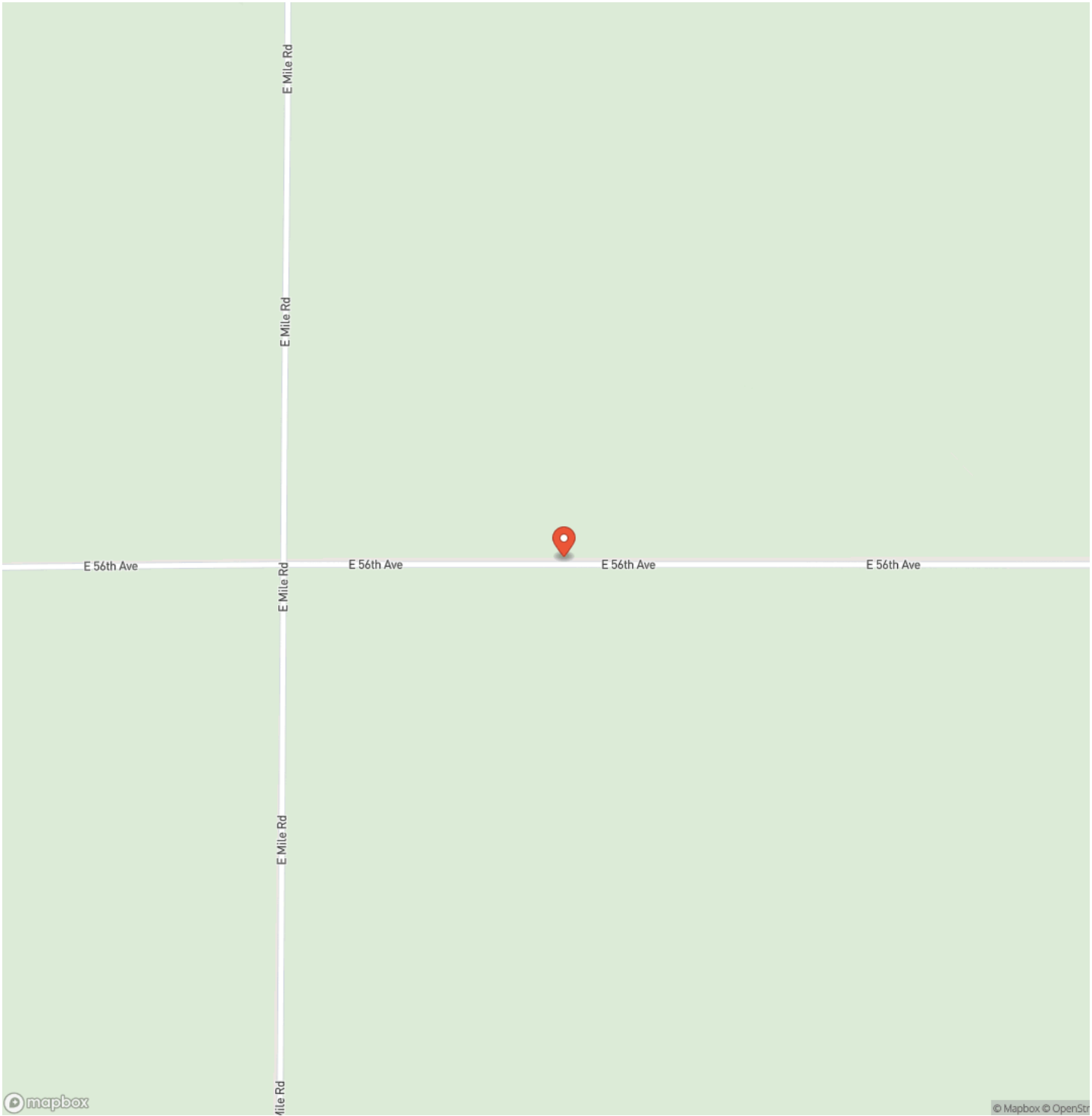
- 23 miles to Byers, Colorado
- 28 miles to Strasburg, Colorado
- 33 miles to Bennett, Colorado
- 43 miles to Watkins, Colorado
- 46 miles to DIA
- 55 miles to Aurora, Colorado

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.

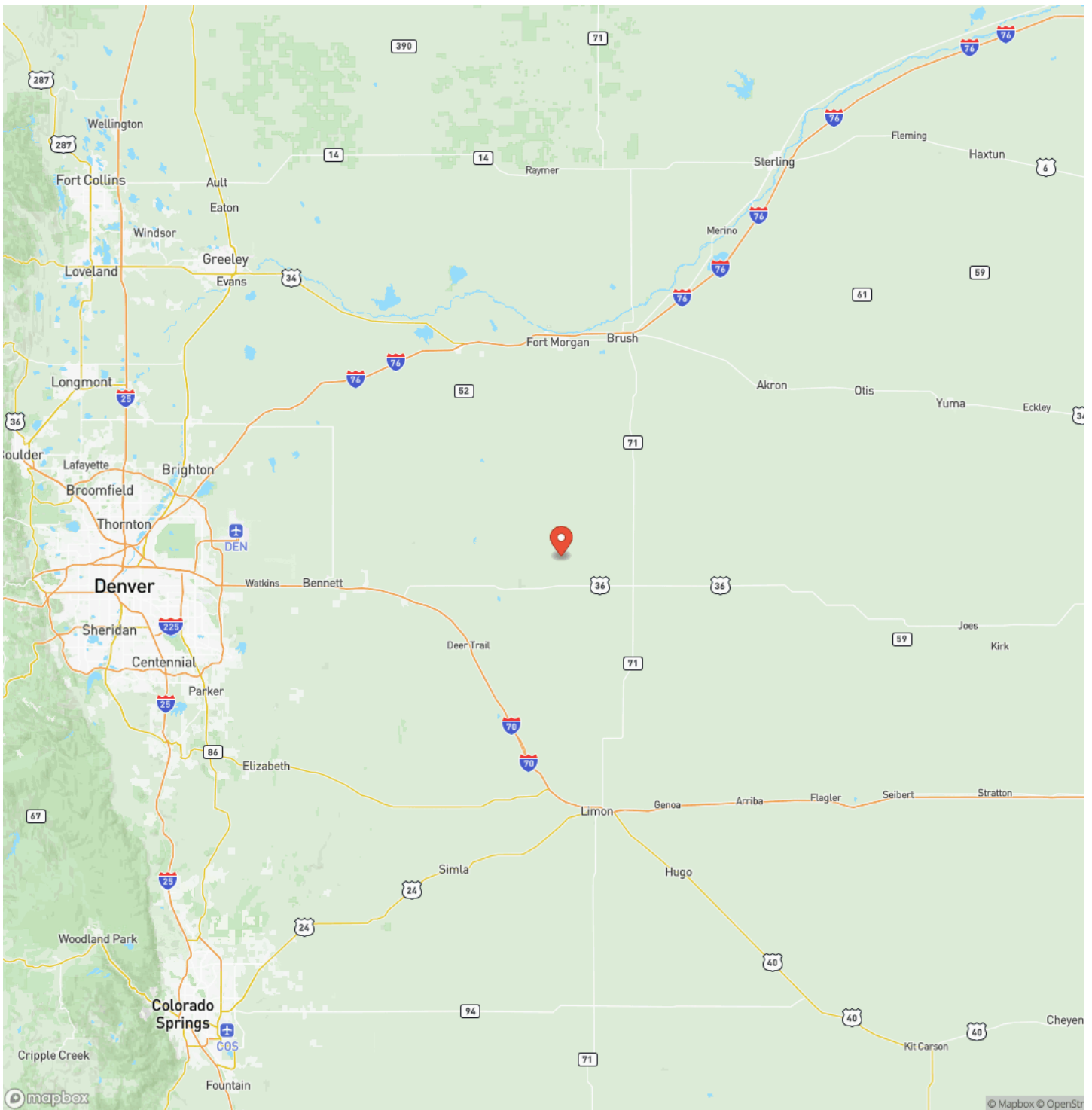
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Deer Trail, CO / Adams County**



Locator Map



Locator Map



Satellite Map



Affordable Parcel of CRP with Good Road Frontage near Denver Metro Deer Trail, CO / Adams 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.

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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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