

Quarter of Cropland with Cash Lease Income
TBD County Road Y
Vernon, CO 80755

\$198,000
160± Acres
Yuma County



Quarter of Cropland with Cash Lease Income Vernon, CO / Yuma County

SUMMARY

Address

TBD County Road Y

City, State Zip

Vernon, CO 80755

County

Yuma County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.9837 / -102.393

Taxes (Annually)

123

Acreage

160

Price

\$198,000

Property Website

<https://greatplainslandcompany.com/detail/quarter-of-cropland-with-cash-lease-income-yuma-colorado/84343/>



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PROPERTY DESCRIPTION

Parcel 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 mostly Manter Sandy Loam 2 to 5 percent slope (Class 4e) & Kuma Keith Silt Loams (Class 2c) soils the cropland has a good yield history. Crops grown on the property and in the area include Wheat, Feed, Milo, Millet, or Corn. Currently, all of the tillable acreage is subject to tenant rights under a verbal \$46 per tillable acre cash lease agreement with talks of possibly increasing the rate to \$50 per tillable acre for the 2026 crop year. There is an established shelter belt and plum thicket in the Southeast corner offering wildlife habitat & hunting opportunities. Several pheasants were flushed up while taking listing pictures in the Southeast corner. The property is located just a short distance from the North Fork Republican River which is known for its trophy deer in area. An older windmill with a registered well permit could be restored providing an ample water source for local wildlife and an ideal spot for a hunting blind location. The property has a recorded easement that allows access from the maintained county road to the south. FSA information is available upon request. Surface Rights Only. Please contact the local Land Professional for questions or to schedule a showing.

Property Details:

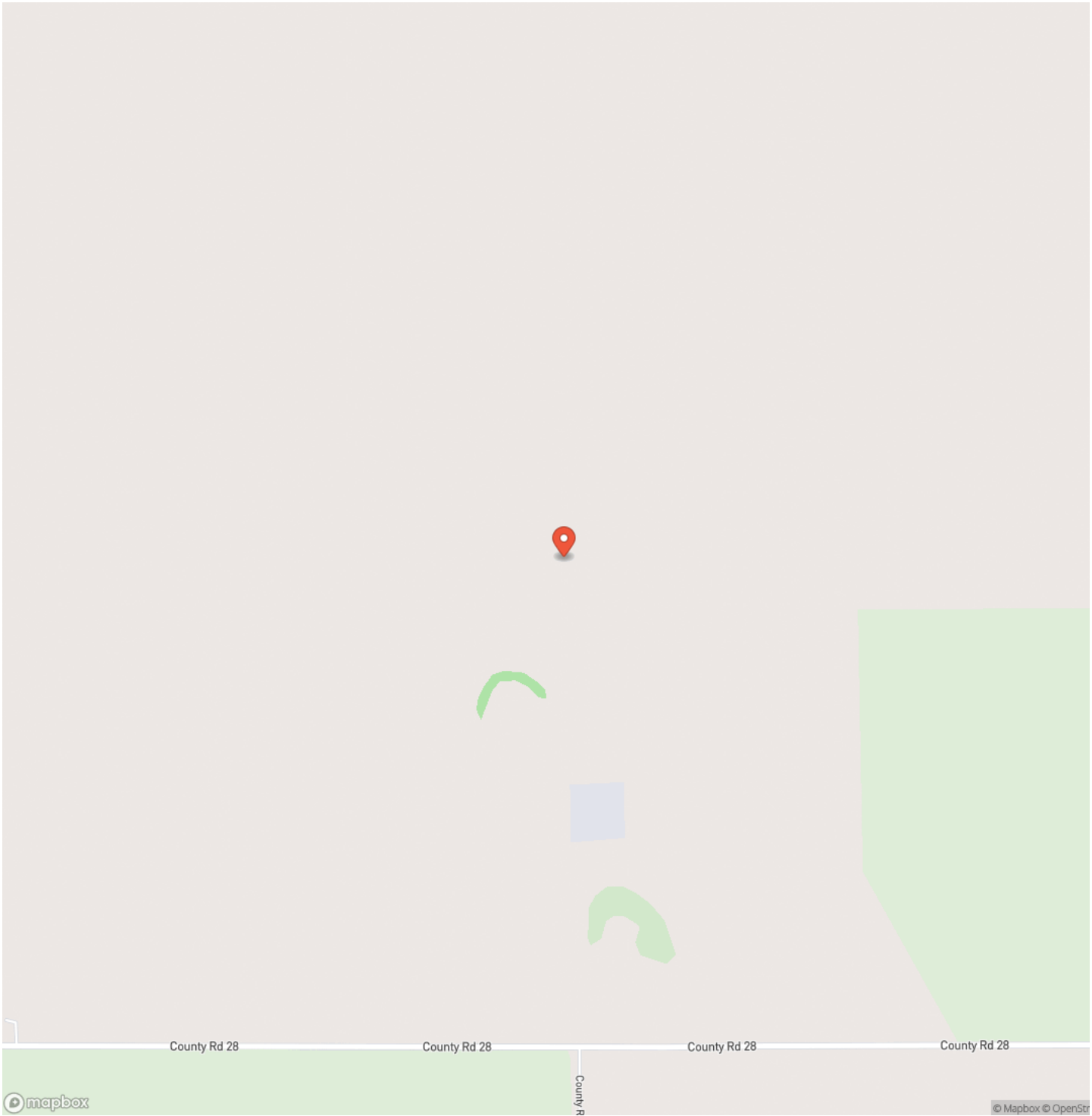
- Located Southwest of Wray, Colorado
- Legal Description SEC10 T1S R45W NE4
- Approximately 151 acres of Tillable Cropland
- Roughly \$6,946 of Annual Income
- Over 3.5% ROI Based on Asking Before Taxes
- Recorded Access Easement to the Southeast Corner
- Low Taxes

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.

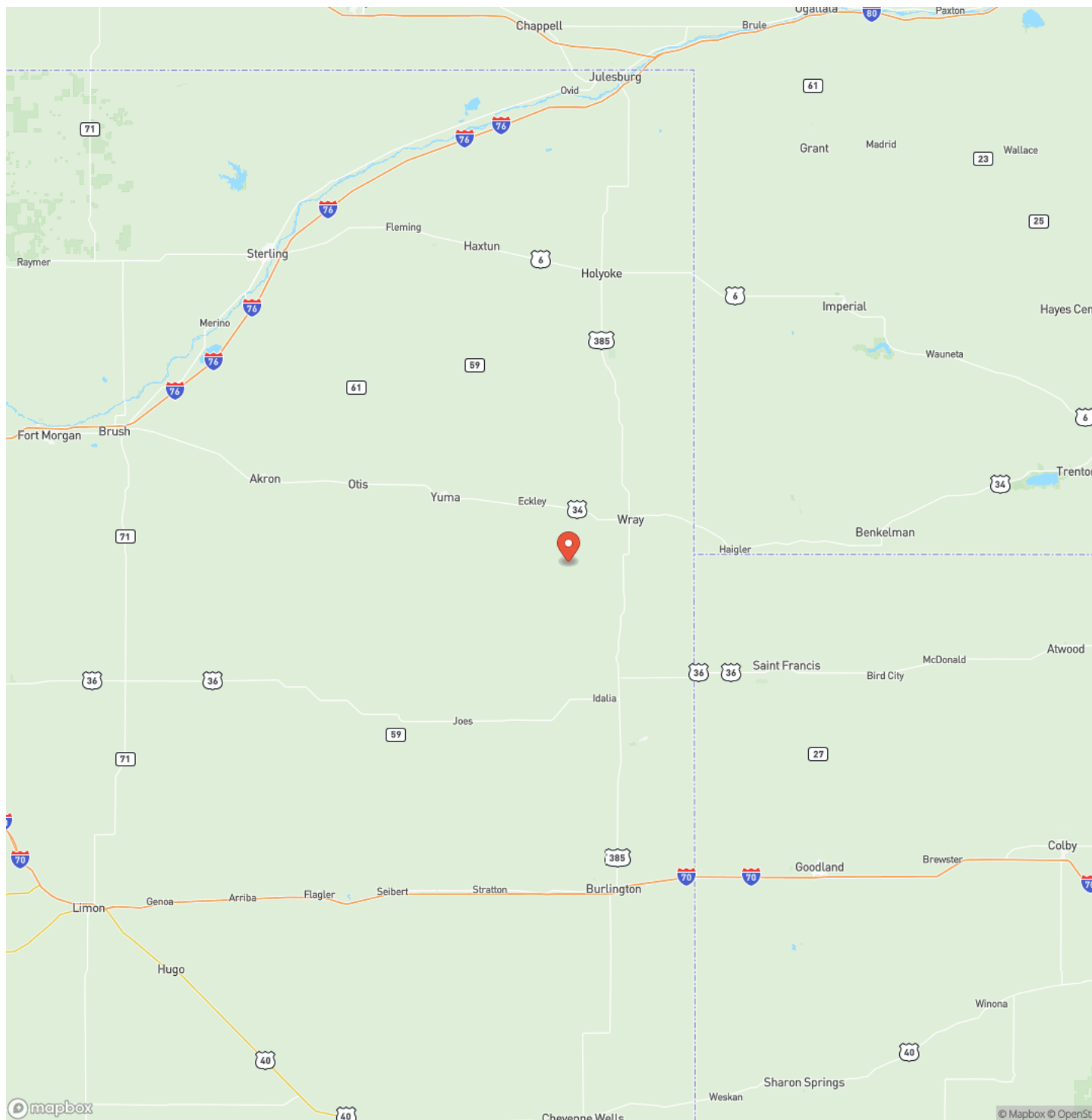
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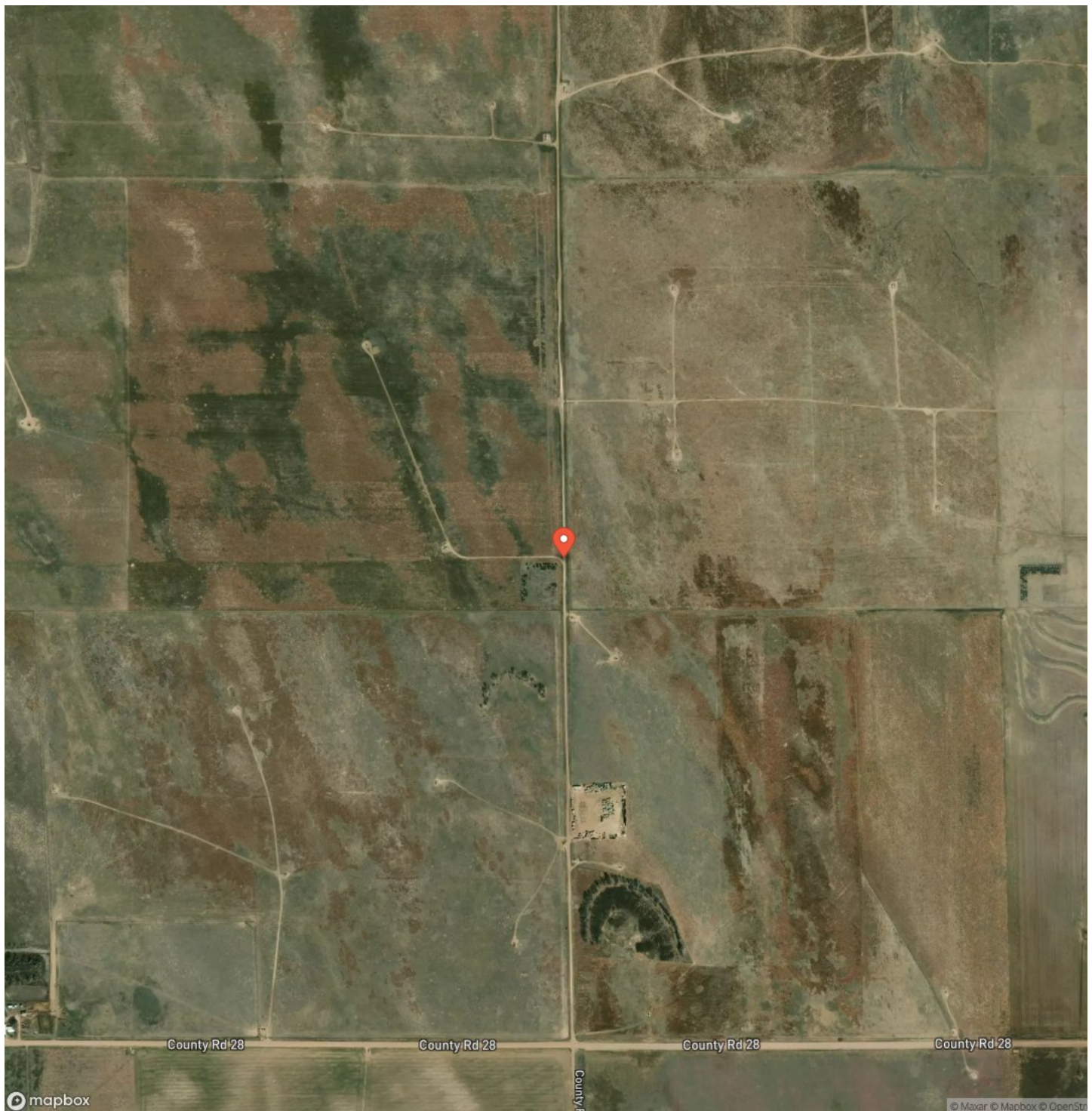
Locator Map



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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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

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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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