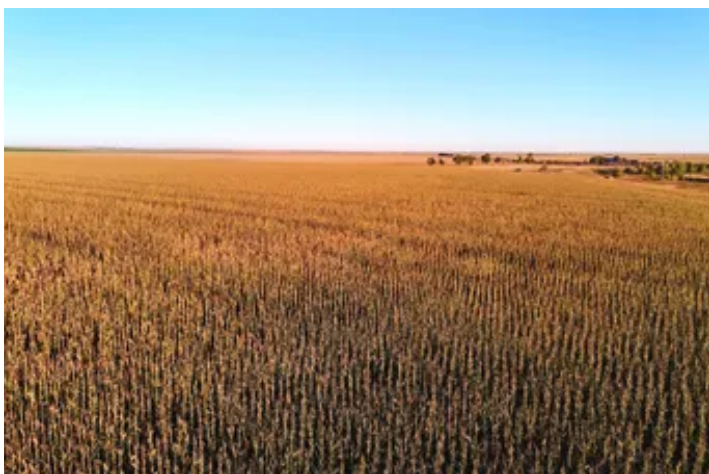


**Prime Cropland & Recreational Opportunities on
Coyote Creek**
TBD County Road 59
Yuma, CO 80759

\$359,000
320± Acres
Yuma County



Prime Cropland & Recreational Opportunities on Coyote Creek Yuma, CO / Yuma County

SUMMARY

Address

TBD County Road 59

City, State Zip

Yuma, CO 80759

County

Yuma County

Type

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

Latitude / Longitude

40.424014 / -102.6781

Taxes (Annually)

649

Acreage

320

Price

\$359,000

Property Website

<https://greatplainslandcompany.com/detail/prime-cropland-recreational-opportunities-on-coyote-creek-yuma-colorado/84358/>



Prime Cropland & Recreational Opportunities on Coyote Creek Yuma, CO / Yuma County

PROPERTY DESCRIPTION

Here is a great combination property that offers recreational opportunities while also providing a solid investment with annual income. This place is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Currently the 210+/- acres of cropland is cash leased to a local tenant for \$45 per tillable acre on a year-to-year lease and is planted to corn for the 2025 crop year. The tillable acres consist of mostly level Class III & Class IV soils and carries a 3.6 cap average with a 40.17 NCCPI rating. Crops grown on the property and in the area included corn, wheat, millet, sunflowers, and milo. Coyote Creek runs along the western portion of the parcel offering great wildlife habitat and livestock grazing. Multiple tree rows have been planted over the years to enhance the wildlife habitat. There are also several mature cottonwood tree clusters shooting up from the creek bottom that could be used for ideal tree stand locations. An old home site has a water well (condition unknown) and provides a glimpse into the past. The pasture acres have been leased this year and the electric fencing and water tanks along the road belong to the tenant. Hunting opportunities included deer, antelope, upland birds, and small game. Wildlife trail camera pictures are coming soon. The property could be enrolled in the Colorado Landowner Preference Program for multiple Deer & Antelope Landowner Vouchers with the amount of acreage being offered. Surface Rights Only. Contact the land professional for more information or to set up your private showing. Showings by appointment only.

Property Details:

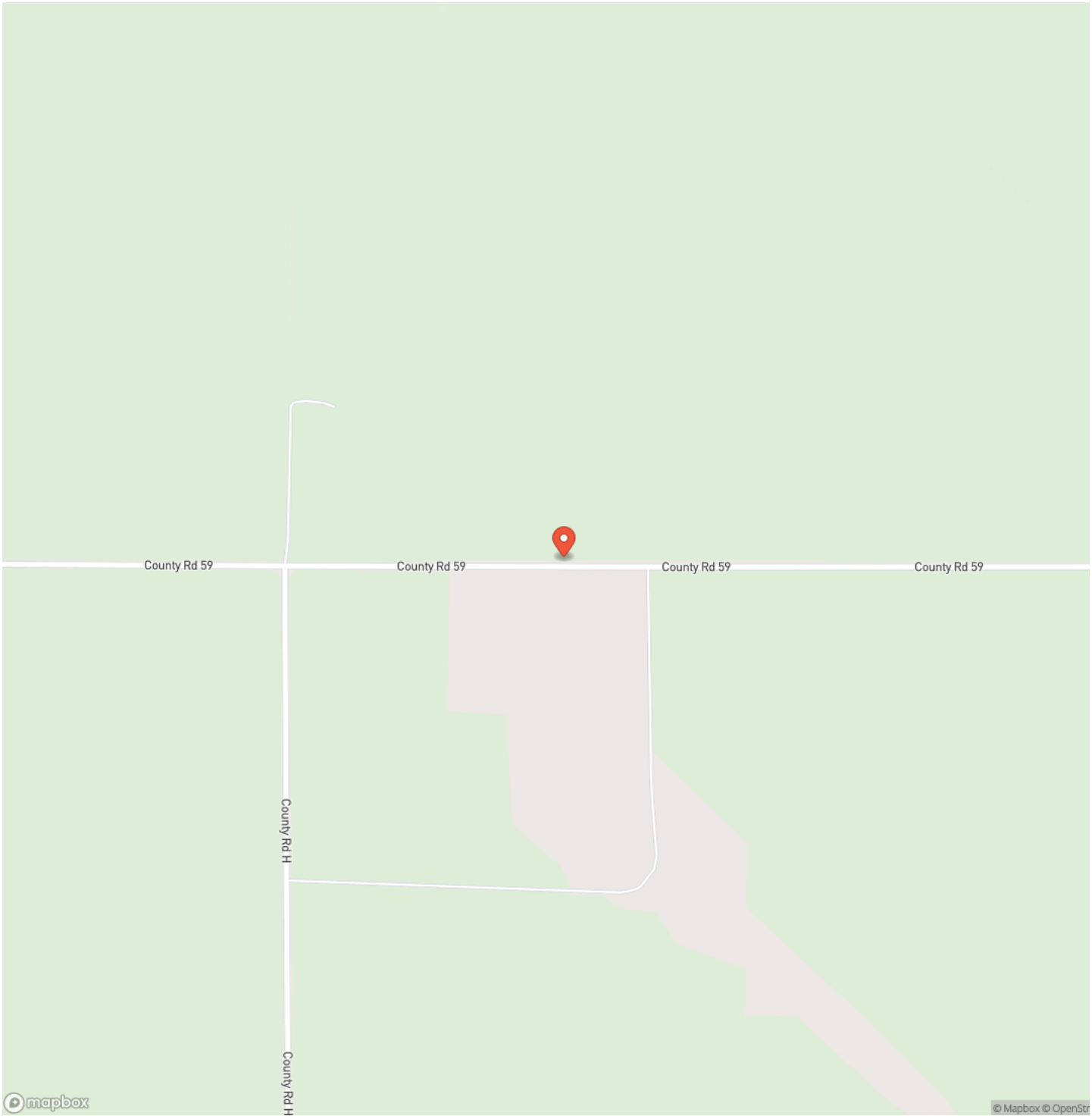
- Legal - SEC1 T5N R48W S2
- Quality Level Cropland
- Cash Rent of \$45 per Tillable Acre
- Mostly Class III & IV Soils
- Native Grass for Livestock Grazing
- Coyote Creek Frontage
- Great Hunting Opportunities
- Multiple Tree Rows
- Mature Cottonwood Trees
- Good County Road Frontage
- Low Taxes

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.

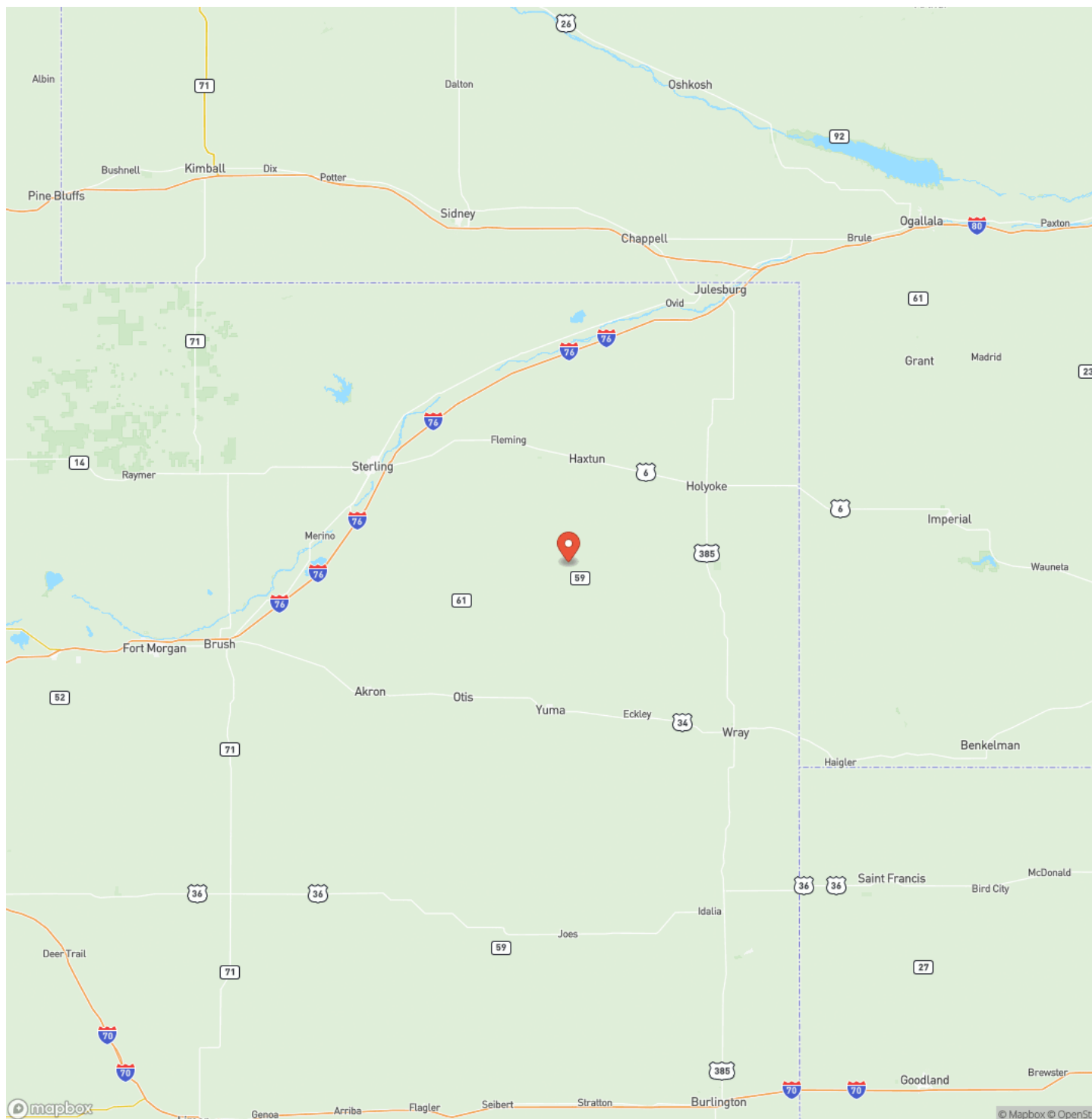
**Prime Cropland & Recreational Opportunities on Coyote Creek
Yuma, CO / Yuma County**



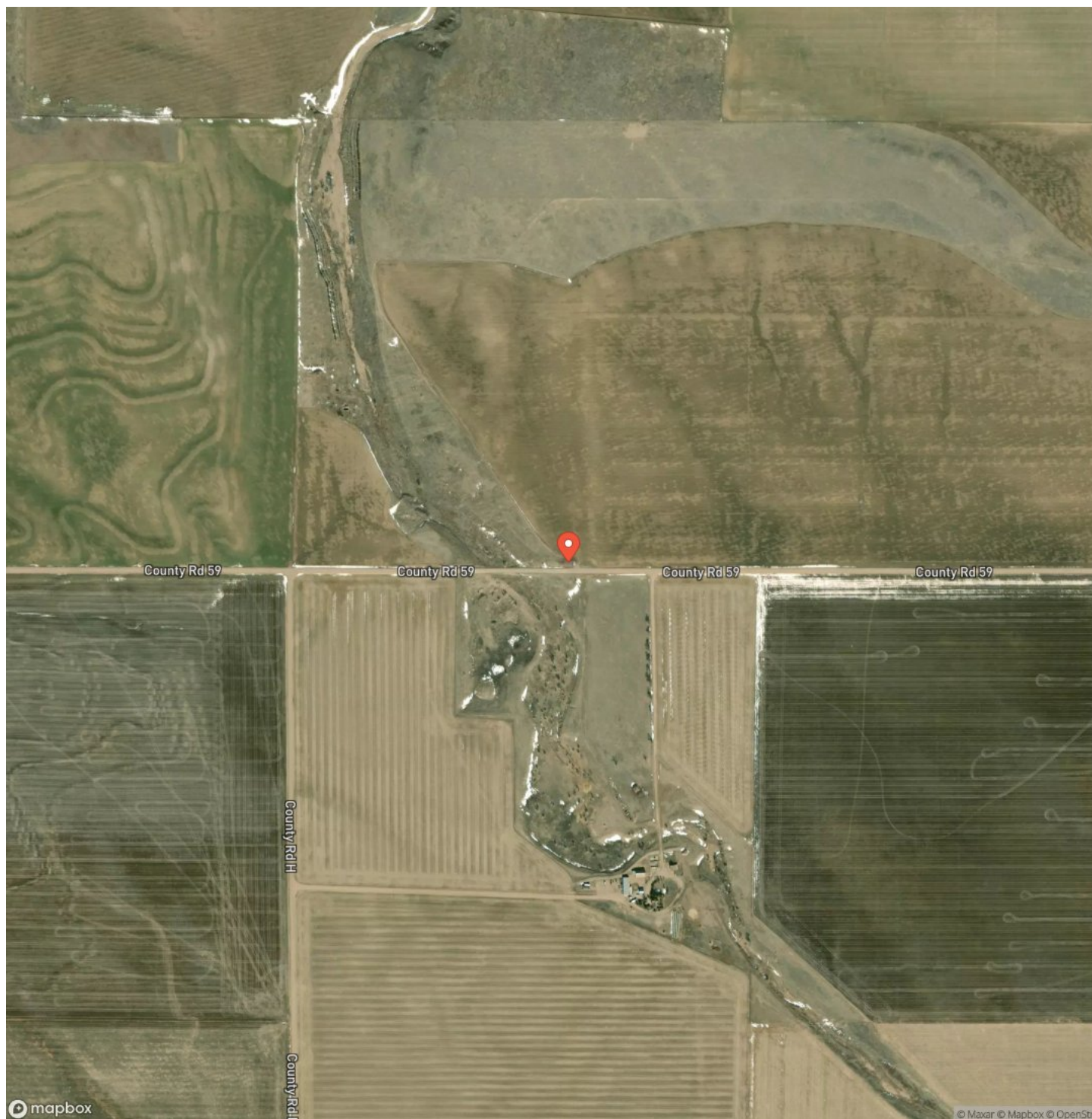
Locator Map



Locator Map



Satellite Map



Prime Cropland & Recreational Opportunities on Coyote Creek Yuma, CO / Yuma 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

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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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