

**Cropland and CRP Parcels with Solar Development
Lease**
TBD County Road 4
Arlington, CO 81021

\$1,895,000
2,130.350± Acres
Kiowa County



Cropland and CRP Parcels with Solar Development Lease Arlington, CO / Kiowa County

SUMMARY

Address

TBD County Road 4

City, State Zip

Arlington, CO 81021

County

Kiowa County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.3296 / -103.446526

Acreage

2,130.350

Price

\$1,895,000

Property Website

<https://greatplainslandcompany.com/detail/cropland-and-crp-parcels-with-solar-development-lease-kiowa-colorado/79203/>



Cropland and CRP Parcels with Solar Development Lease

Arlington, CO / Kiowa County

PROPERTY DESCRIPTION

Here is a nice multiple parcel offering that is turn-key ready for the farmer looking to add to an existing operation, or an investor looking to add to their portfolio. One continuous track of cropland consists of mostly class 4 soils and relatively flat contours. Currently, all the tillable acreage is in wheat, millet, fallow rotation and is subject to tenant rights on a crop-share lease agreement. The CRP parcel tract offers annual income and good hunting opportunities. Good county road frontage provides good access and is a short distance to Paved Highway 96. For additional annual income the property has been signed up for a Solar Development Lease (Contact Land Professional for information). Don't miss out on this opportunity and reach out today for questions or to schedule a showing.

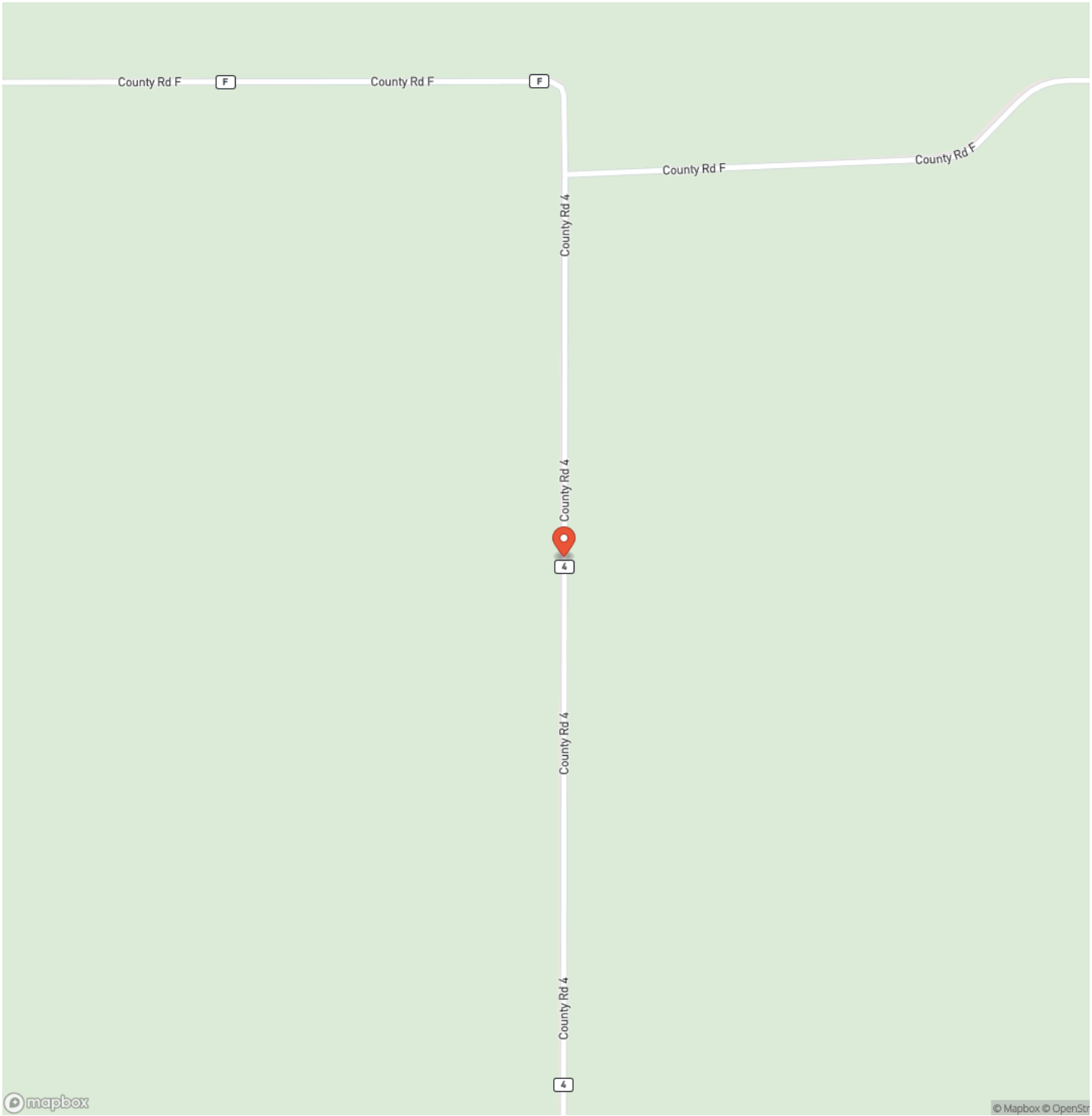
Property Features:

- Multiple parcel offering
- Tillable & CRP Income
- CRP Annual Income
- Annual return on investment
- Solar Development Lease
- Hunting opportunities
- Low taxes

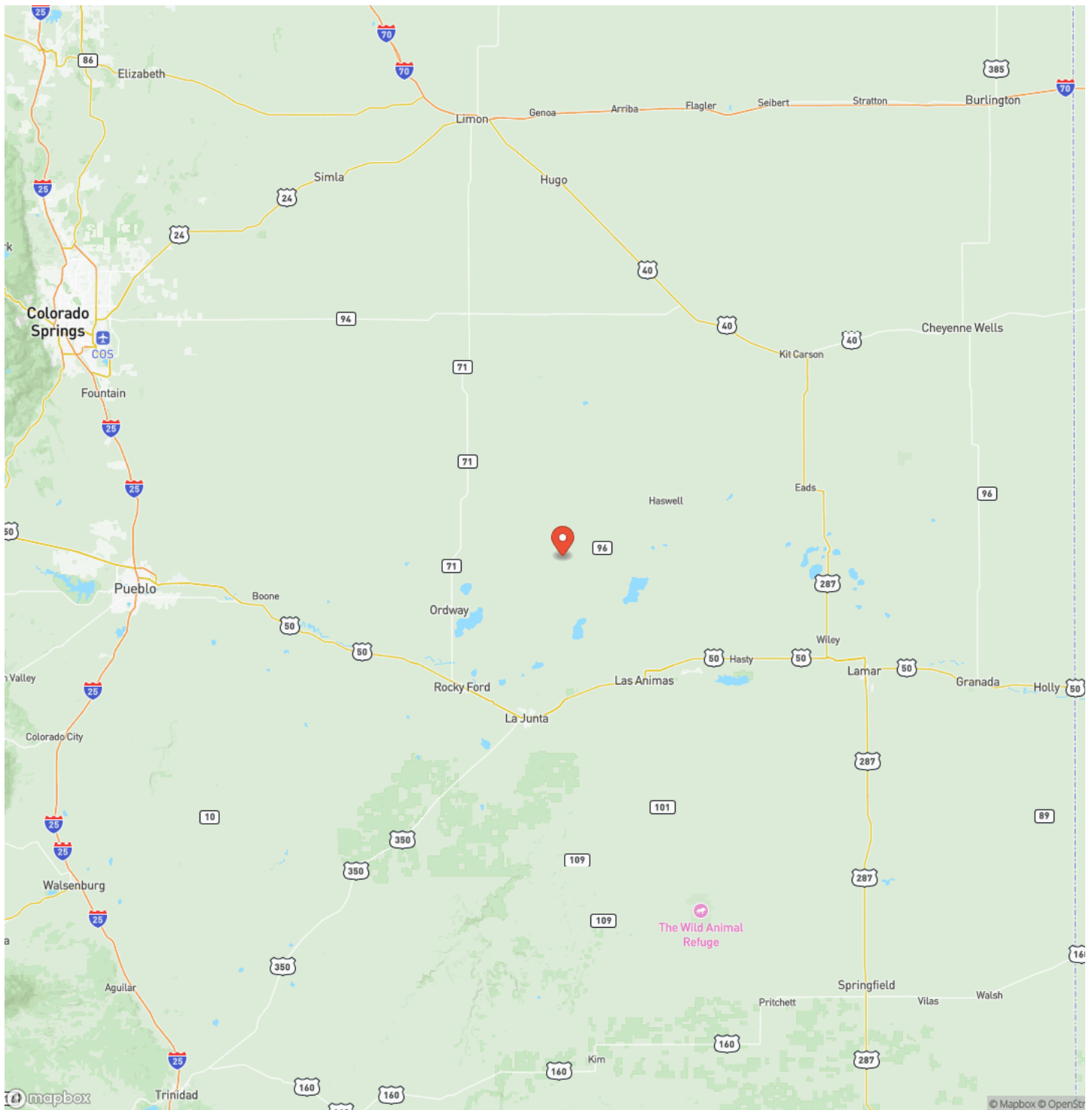
**Cropland and CRP Parcels with Solar Development Lease
Arlington, CO / Kiowa County**



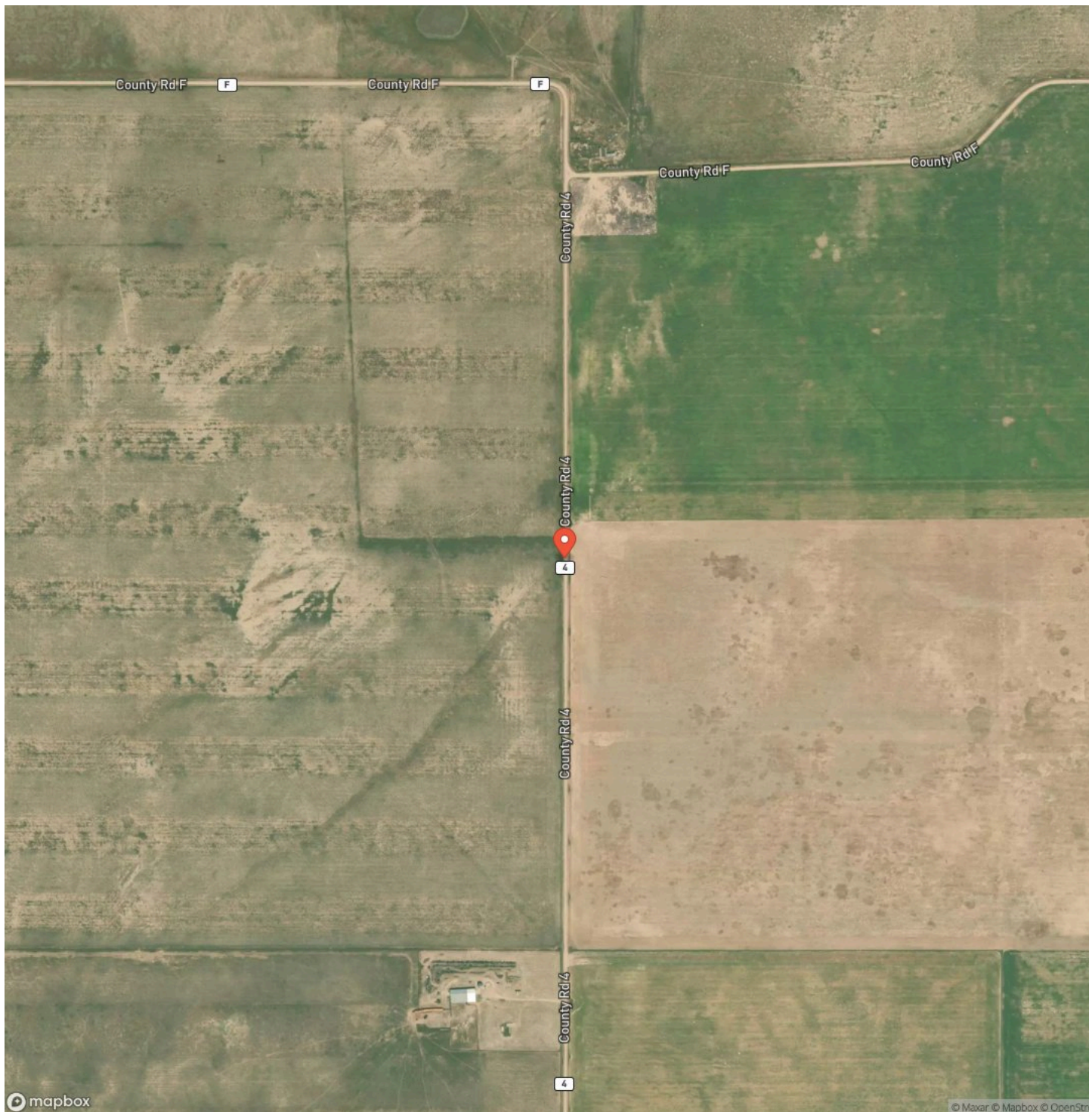
Locator Map



Locator Map



Satellite Map



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. 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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

