

**Large Parcel of CRP that Expires in 2031**  
TBD County Road N  
Eads, CO 81036

**\$329,000**  
486± Acres  
Kiowa County





## Large Parcel of CRP that Expires in 2031 Eads, CO / Kiowa County

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### **SUMMARY**

#### **Address**

TBD County Road N

#### **City, State Zip**

Eads, CO 81036

#### **County**

Kiowa County

#### **Type**

Farms, Hunting Land, Ranches, Undeveloped Land

#### **Latitude / Longitude**

38.4405 / -102.942

#### **Acreage**

486

#### **Price**

\$329,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/large-parcel-of-crp-that-expires-in-2031/kiowa/colorado/66512/>



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### **PROPERTY DESCRIPTION**

Large Parcel of CRP with annual income and great hunting opportunities. Enrolled in the Conservation Reserve Program until 2031, the annual payment is approximately \$11,100, making this property a great long-term investment. Bordering the property, there is current farming of wheat, milo, and millet. With mostly level Class IV soils, the parcel has the option to be put back into cropland production once the current CRP contract expires in 2031. There has been a lease in the past for Wind Development. Good county road frontage makes for easy access and is only a short distance from Paved Highway 96 & Eads, CO. Located in Big Game Management Unit 126, the property qualifies for deer & antelope vouchers in the Colorado Parks & Wildlife Landowner Preference Program. Hunting opportunities include deer, pronghorn, and small game. Contact the Listing Land Specialist for more information or to schedule a showing.

- Legal - E2 & NW4 SEC6 T19S R49W
- CRP income until 2031
- Mostly class IV soils
- Hunting opportunities
- Qualifies for Colorado Landowner Preference Program

*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.*

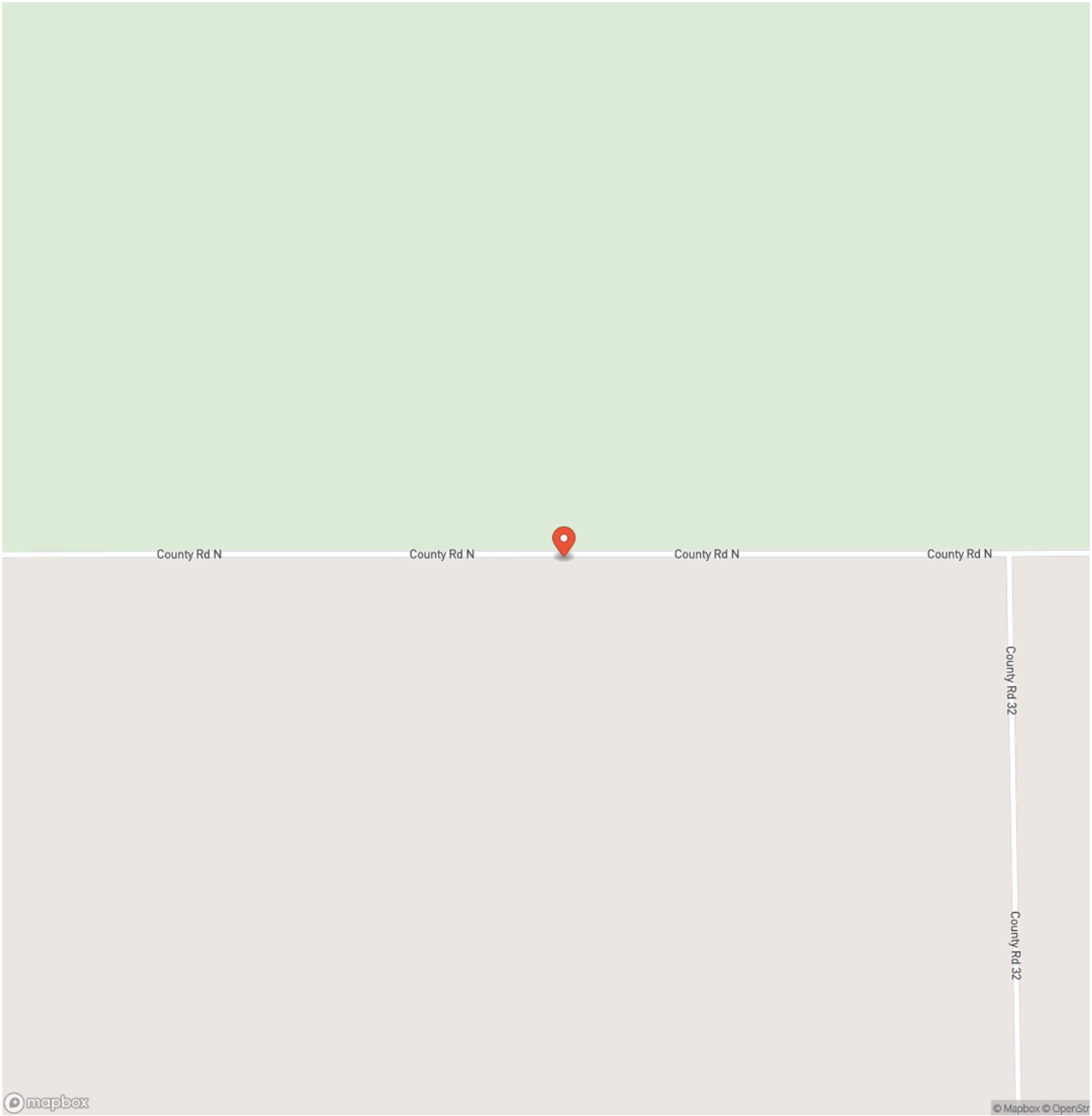


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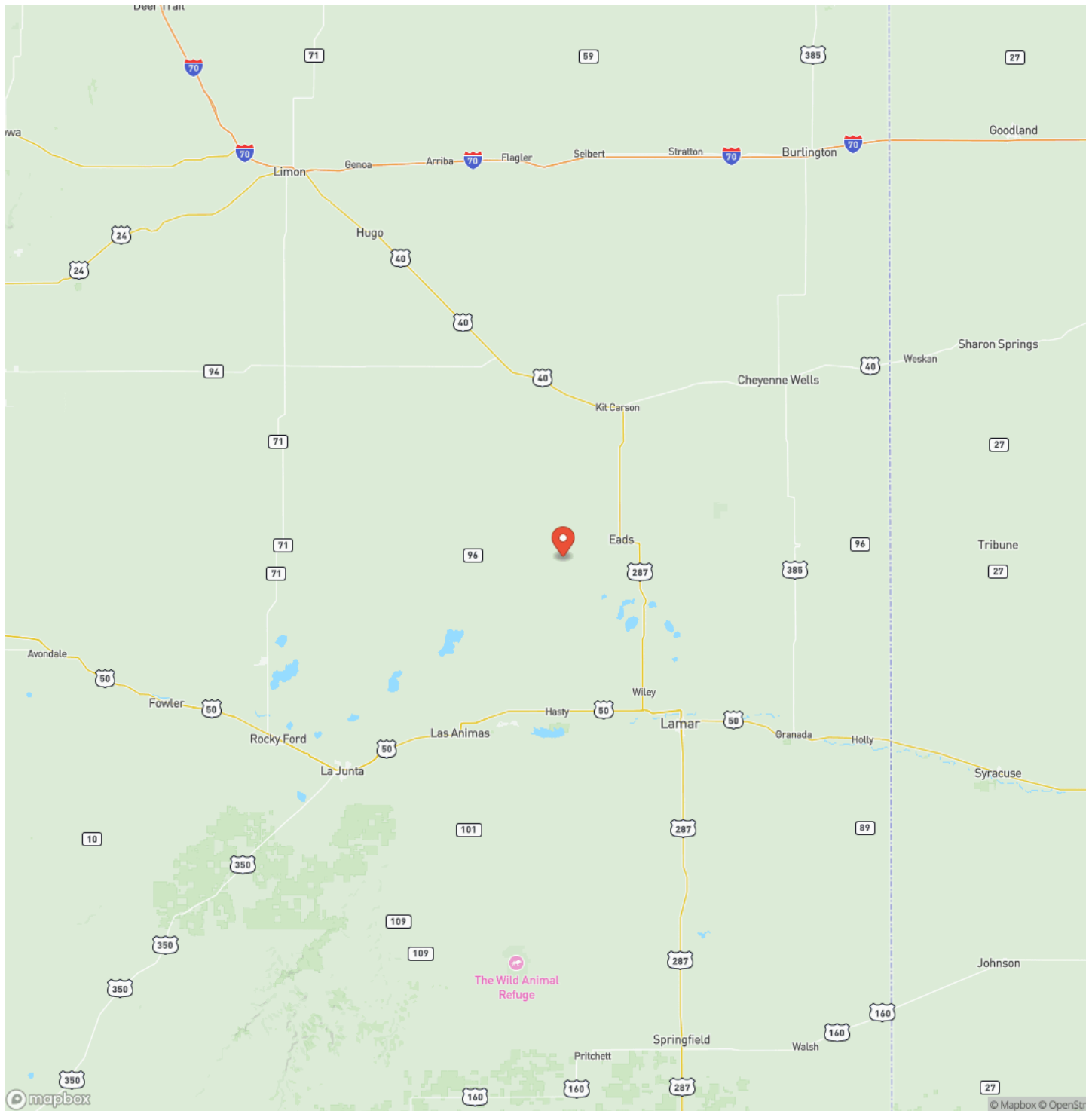
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# Locator Map



## Locator Map





## Satellite Map



## Large Parcel of CRP that Expires in 2031 Eads, CO / Kiowa 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

[illegible]



[illegible]

## **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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