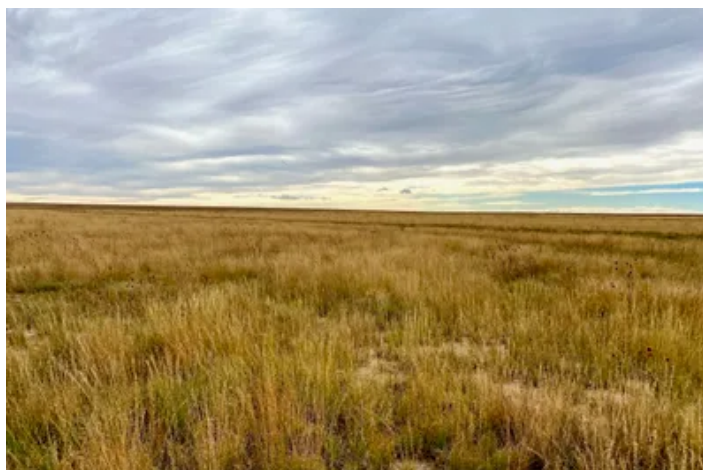


Large Parcel of CRP that Expires in 2031
TBD County Road N
Eads, CO 81036

\$329,000
480± Acres
Kiowa County



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

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

480

Price

\$329,000

Property Website

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



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

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

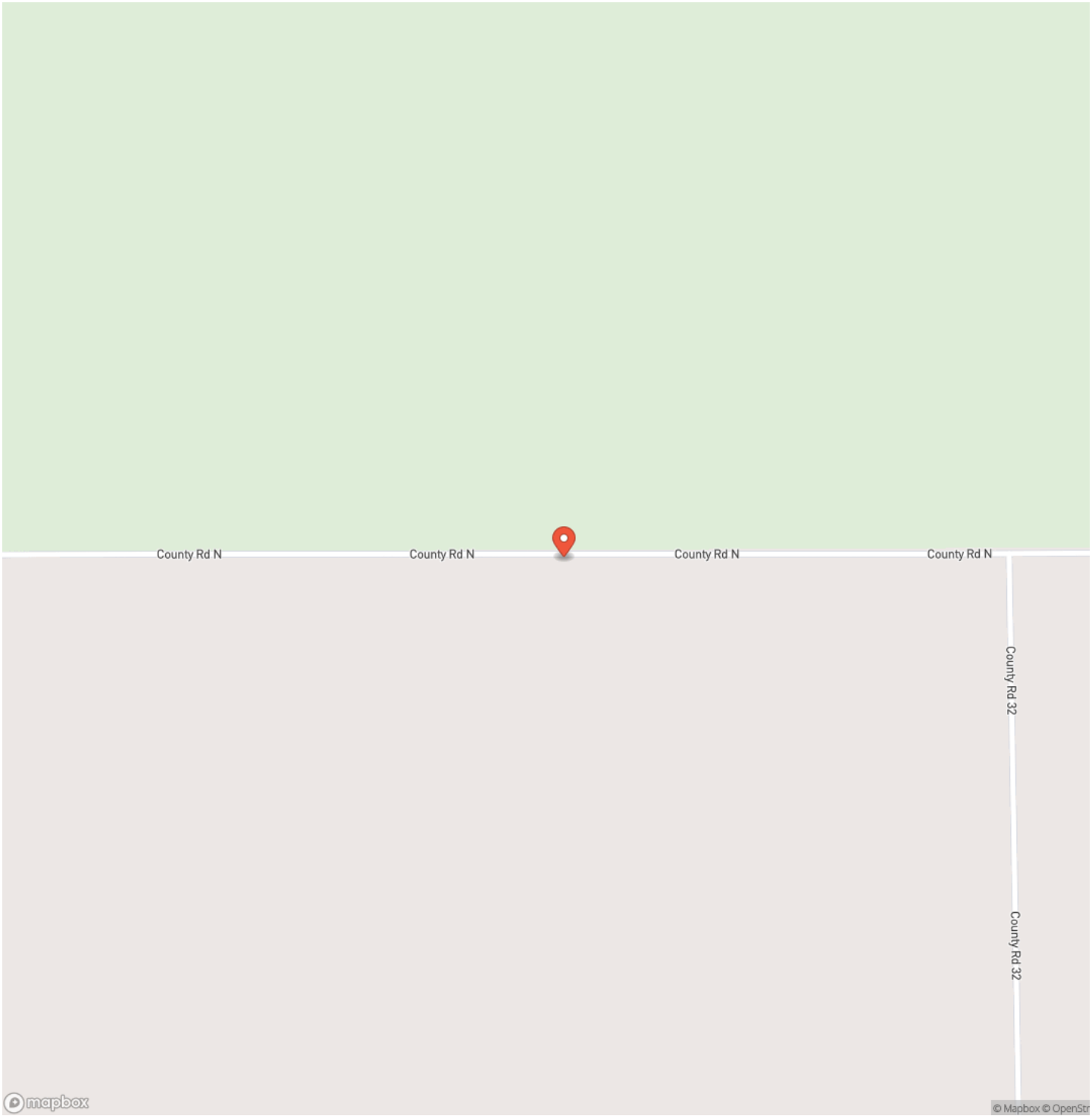
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.



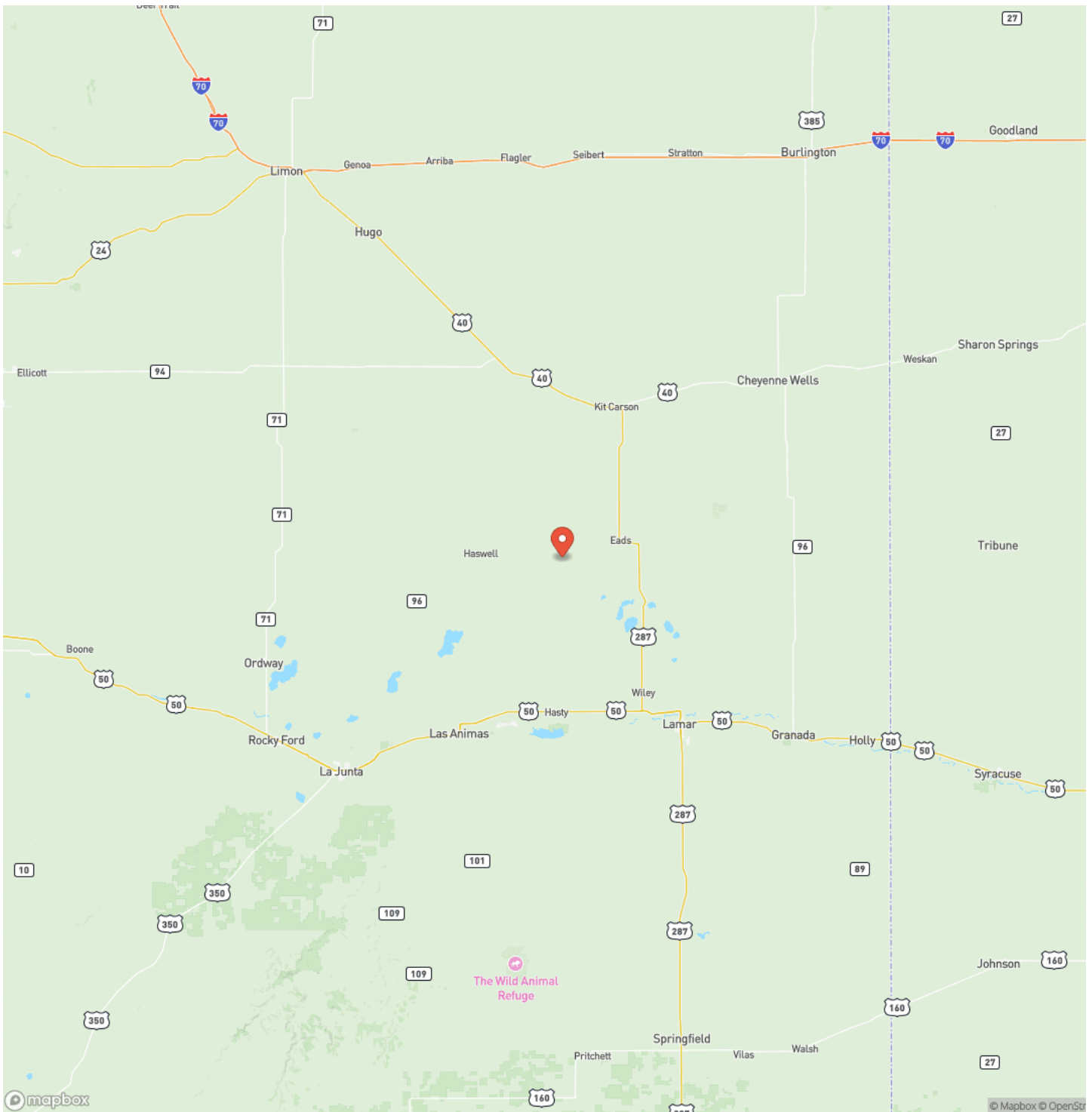
Large Parcel of CRP that Expires in 2031
Eads, CO / Kiowa County



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

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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