

**Income Producing Property with CRP, Wind Towers, &
Gas Storage Lease**
TBD County Road 37
Peetz, CO 80747

\$549,000
299± Acres
Logan County



Income Producing Property with CRP, Wind Towers, & Gas Storage Lease Peetz, CO / Logan County

SUMMARY

Address

TBD County Road 37

City, State Zip

Peetz, CO 80747

County

Logan County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.9591 / -103.2293

Acreage

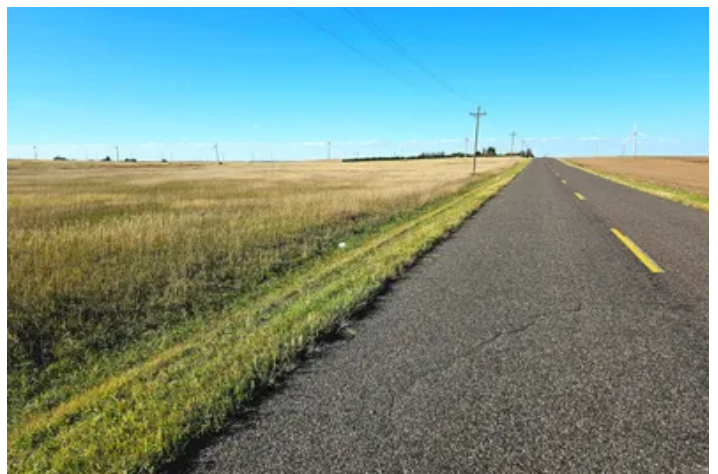
299

Price

\$549,000

Property Website

<https://greatplainslandcompany.com/detail/income-producing-property-with-crp-wind-towers-gas-storage-lease-logan-colorado/91857/>



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PROPERTY DESCRIPTION

Logan County, CO 299

Here is a rare investment opportunity with multiple income sources from Wind, CRP, and Gas Storage. Currently there are 290.08 acres enrolled in the Conservation Reserve Program (CRP) paying \$8,093 in annual income until 2030. The thick CRP grasses not only provide good source income but also offer great habitat & bedding areas for local wildlife. Hunting opportunities include deer, upland bird, antelope, and small game. In addition to CRP income, the property features two active wind towers generating over \$12,600 in 2025 with a 2% annual increase adjustment through the life of the contract. A Underground Gas Storage lease is the third stream of income paying \$5,934 annually. Ideally situated with excellent access from Paved County Road 37 to the east and additional County Roads on the north and west boundary, this land boasts level to gently rolling topography, making it highly accessible and easy to manage.

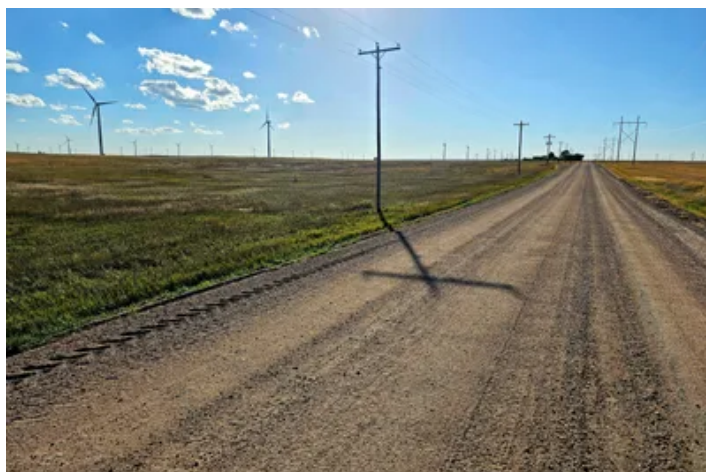
Whether you're expanding your portfolio or seeking a steady, passive income-producing asset, this property offers diverse, multi-stream revenue with long-term stability. With over \$26,627 worth of annual income this is one you don't want to miss out on with this parcel having over a 4.85% annual return on investment before taxes based on the asking price. Give the listing Land Professional today for more information or to schedule a showing. Showings by appointment only.

Property Details:

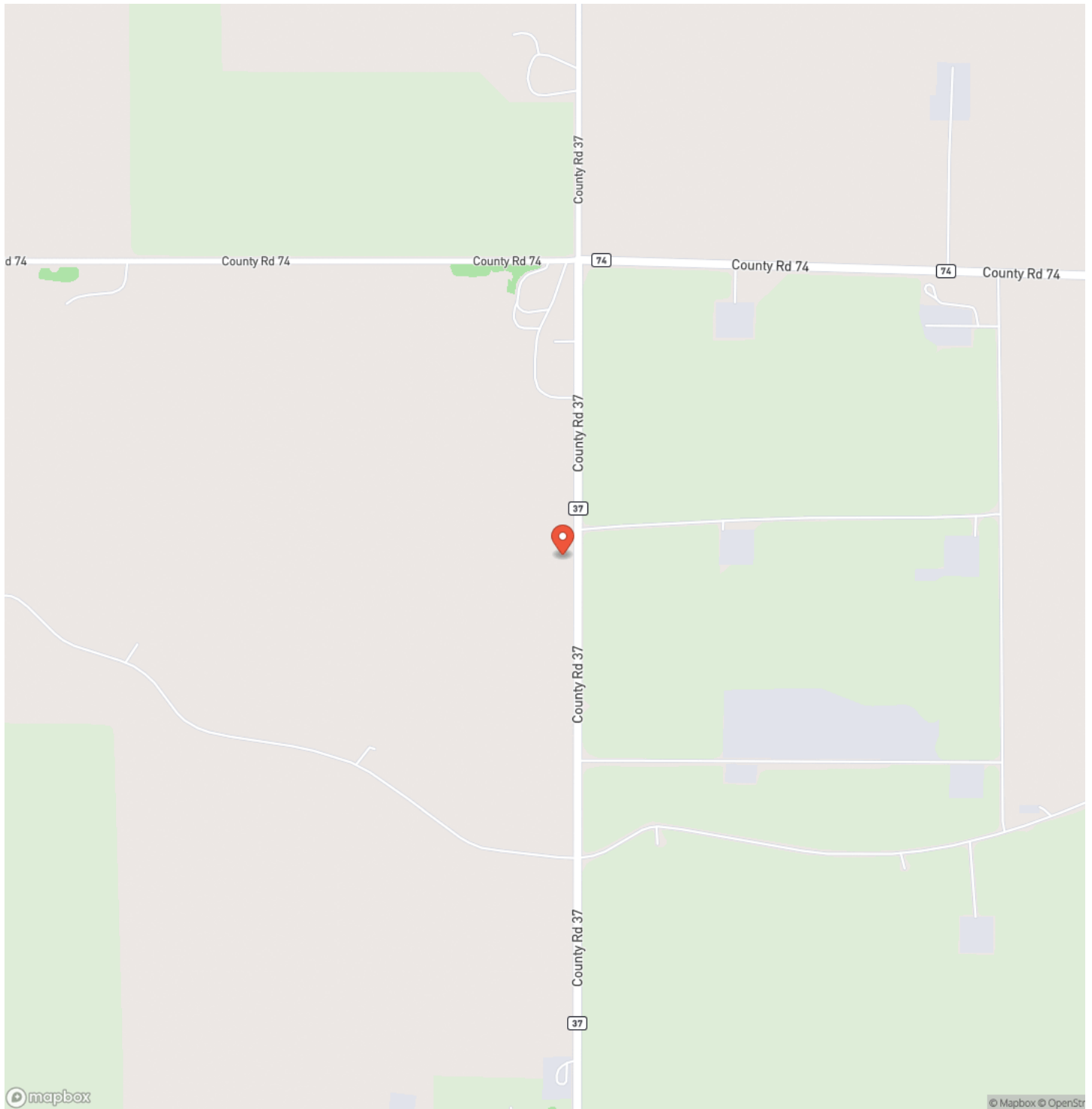
- Located west of Peetz, CO
- CRP Annual Income until 2030
- Income Producing Wind Towers
- Gas Storage Lease Income
- High Annual Return On Investment (ROI)
- Paved County Road Access
- Hunting Opportunities

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.

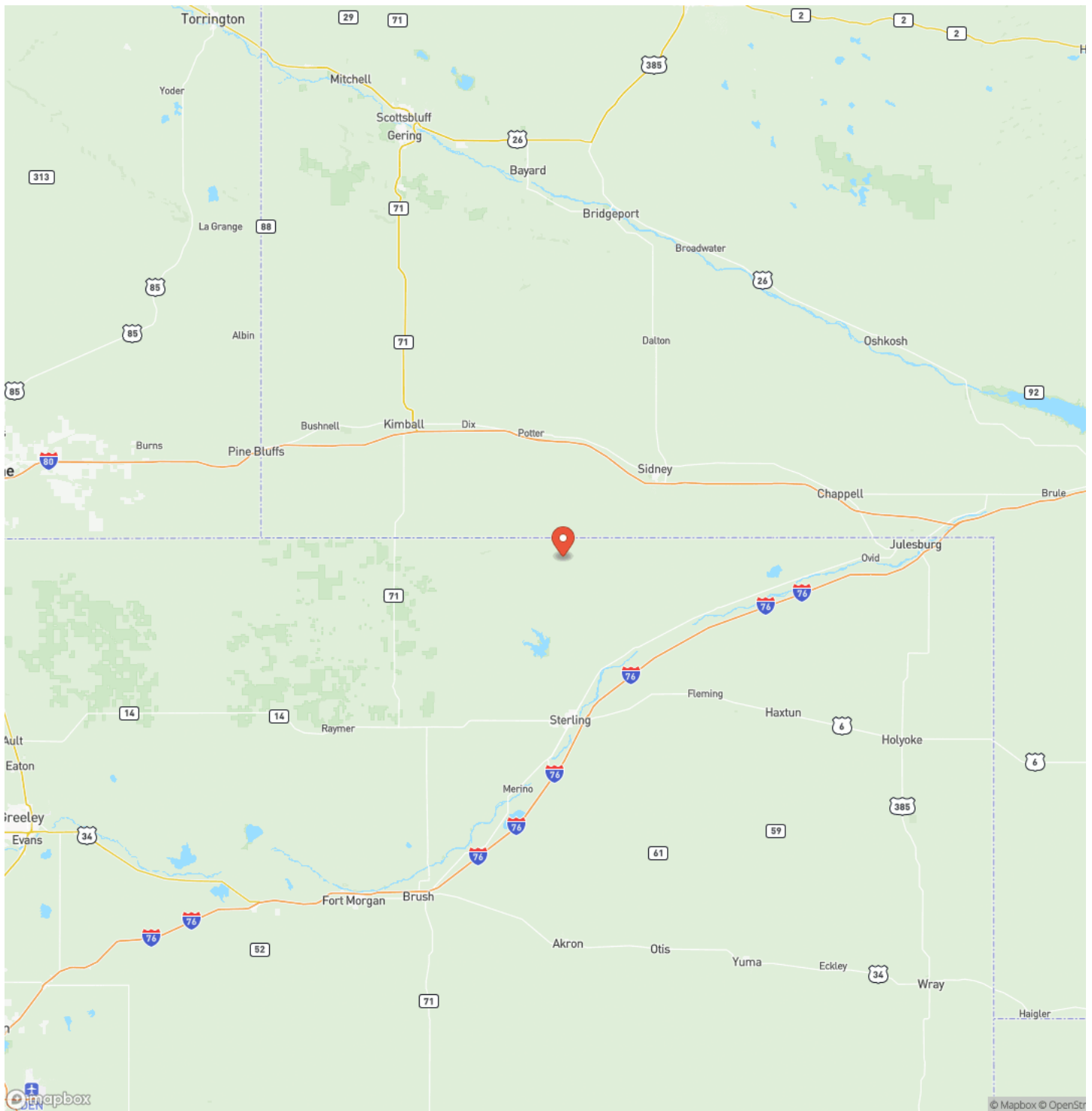
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Peetz, CO / Logan County



Locator Map



Locator Map



Satellite Map



Income Producing Property with CRP, Wind Towers, & Gas Storage Lease Peetz, CO / Logan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

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City / State / Zip

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

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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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