

**Grassland CRP Half Section with Paved Highway
Frontage**
TBD Highway 96
Haswell, CO 81405

\$176,700
296.9± Acres
Kiowa County



Grassland CRP Half Section with Paved Highway Frontage Haswell, CO / Kiowa County

SUMMARY

Address

TBD Highway 96

City, State Zip

Haswell, CO 81405

County

Kiowa County

Type

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

Latitude / Longitude

38.4425 / -103.2246

Acreage

296.9

Price

\$176,700

Property Website

<https://greatplainslandcompany.com/detail/grassland-crp-half-section-with-paved-highway-frontage/kiowa/colorado/70388/>



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PROPERTY DESCRIPTION

Kiowa County, CO 296.9

Here is a half Section of Grassland CRP with a good return on investment and hunting opportunities. There are 288.04 acres enrolled into the Grassland CRP through 2037 paying \$5,185 annually making this property a great long-term investment option. For additional income, there is a written haying lease agreement with a local tenant paying currently \$8.50 per bale with a \$.25 per bale annual escalation. Per the lease agreement, the landowner can terminate the agreement at any time with a 30-day notice given to the tenant. Bordering the properties and in the area, there is current farming of wheat, milo, and millet. Paved State Highway 96 frontage provides easy year-round access to the property. Most of the parcel is in Colorado Big Game Management Unit 125 and offer hunting opportunities including pronghorn, deer, and small game. Numerous pronghorn have been seen on the property. Included in the transaction are 100% of the Seller's owned mineral, wind, and solar rights (if any). Similar (Grassland CRP plus Haying Lease) parcel is available nearby for additional acres if desired. Contact the Listing Land Professional for more information or to set up your private showing.

Property Details:

- Legal – S2 34-18-52
- Grassland CRP Contract Paying \$5,185 until 2037
- Haying Lease with Payment Escalation
- Paved State Highway 96 Frontage
- Hunting Opportunities
- Low Taxes

Driving Instructions:

From Ordway, Colorado take Paved State Highway 96 east for approximately 34.5 miles until you reach the western boundary of the property.

From Eads, Colorado take Paved State Highway 96 west for approximately 25 miles until you reach the western boundary of the property.

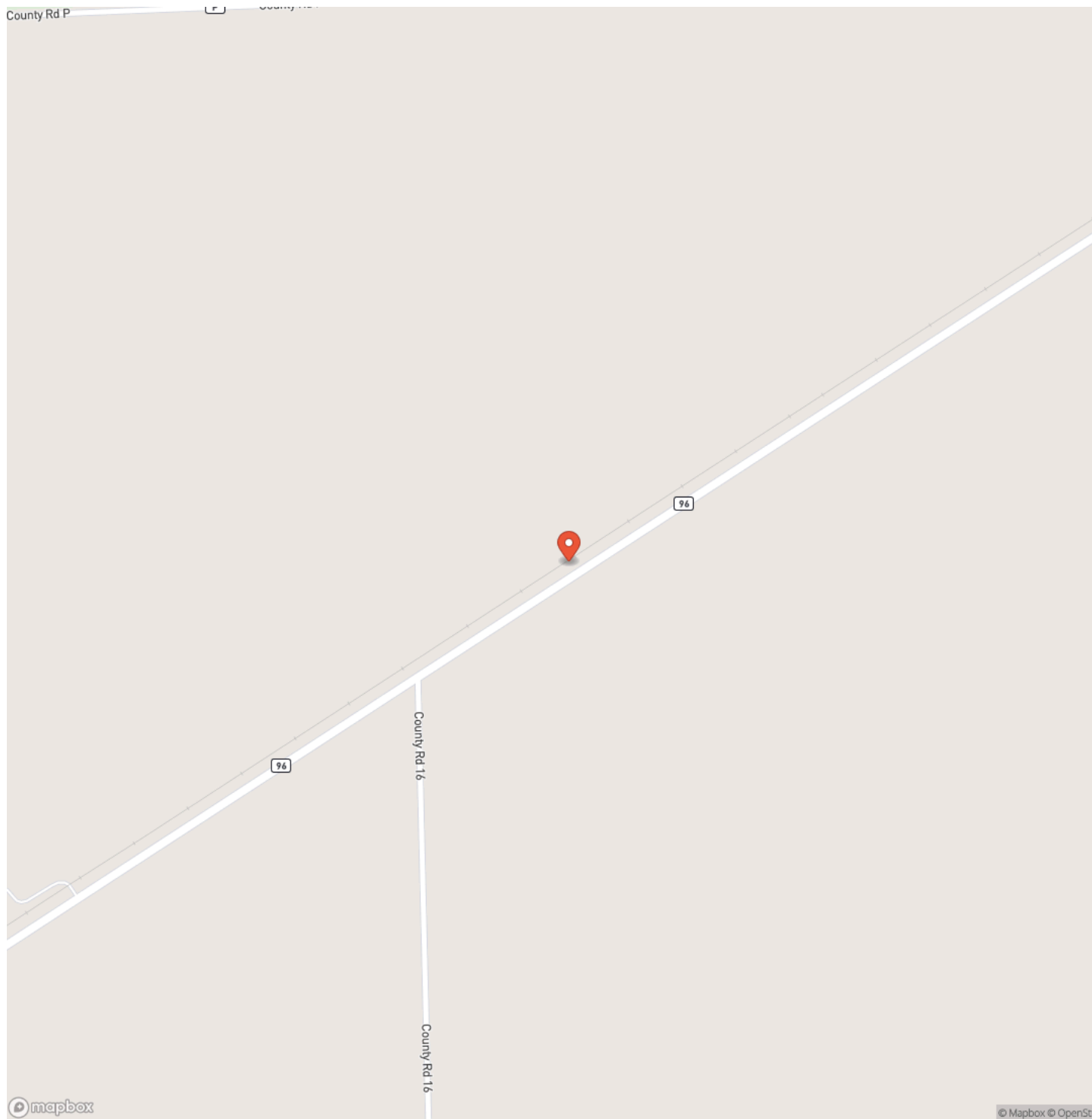
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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

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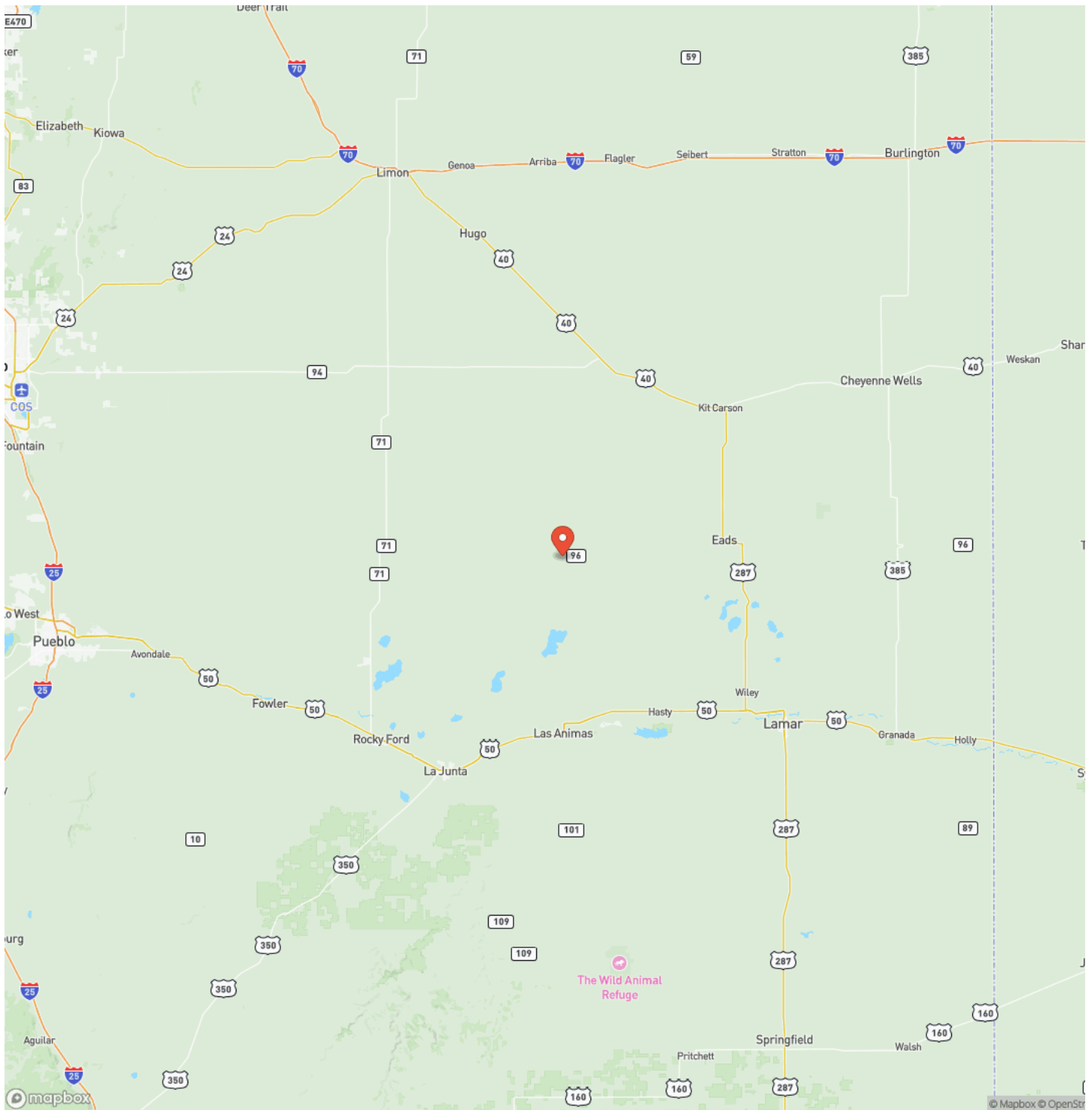


MORE INFO ONLINE:
greatplainslandcompany.com

Locator Map



Locator Map



Satellite Map



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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

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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