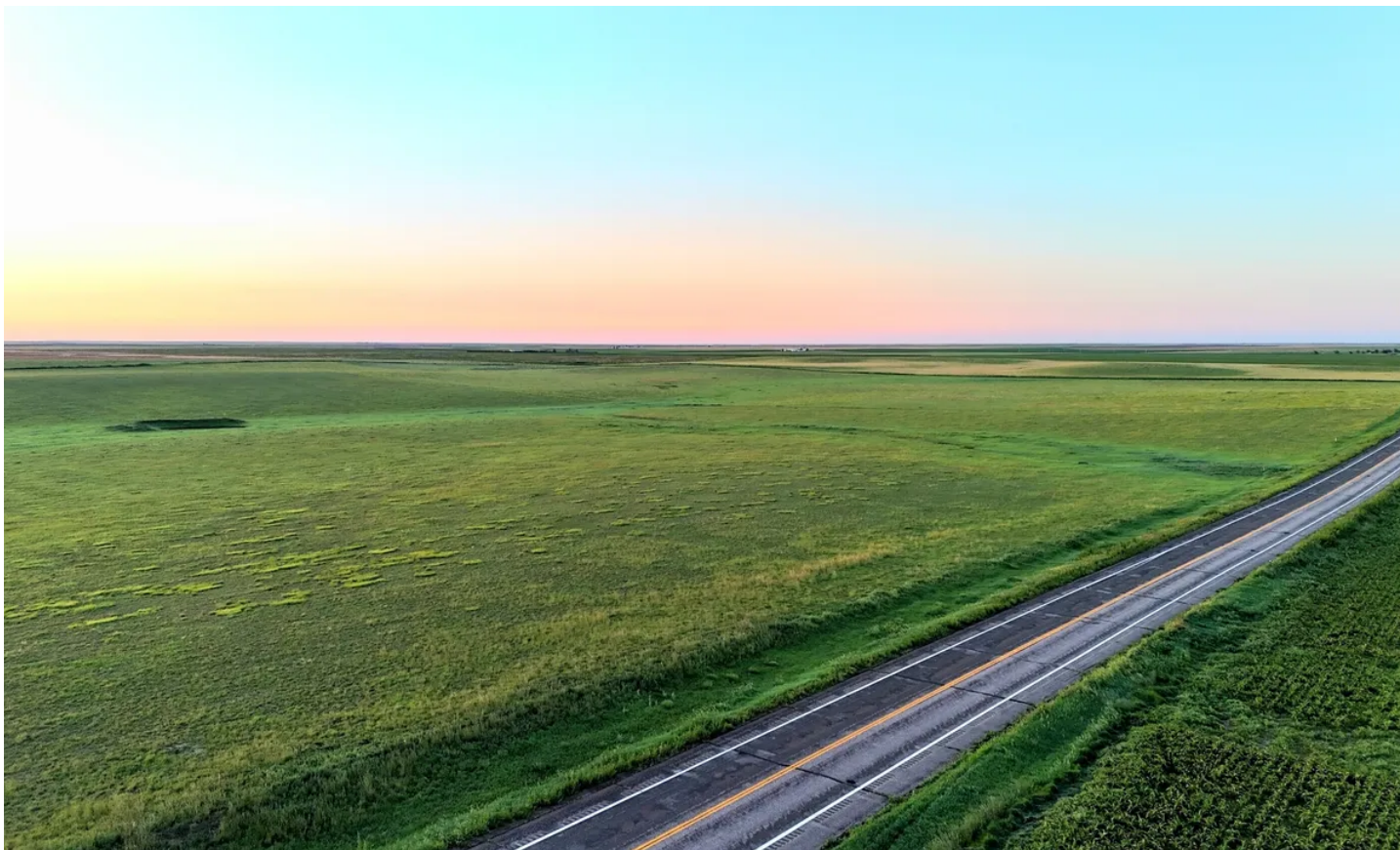


**Smaller Parcel of CRP with Highway Frontage & Several
Potential Building Locations**
TBD State Highway 63
Anton, CO 80801

\$69,000
40± Acres
Washington County



Smaller Parcel of CRP with Highway Frontage & Several Potential Building Locations Anton, CO / Washington County

SUMMARY

Address

TBD State Highway 63

City, State Zip

Anton, CO 80801

County

Washington County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

39.7605 / -103.2181

Acreage

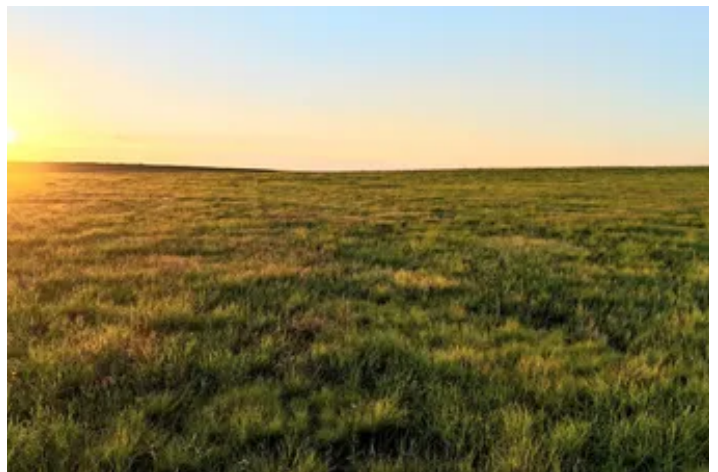
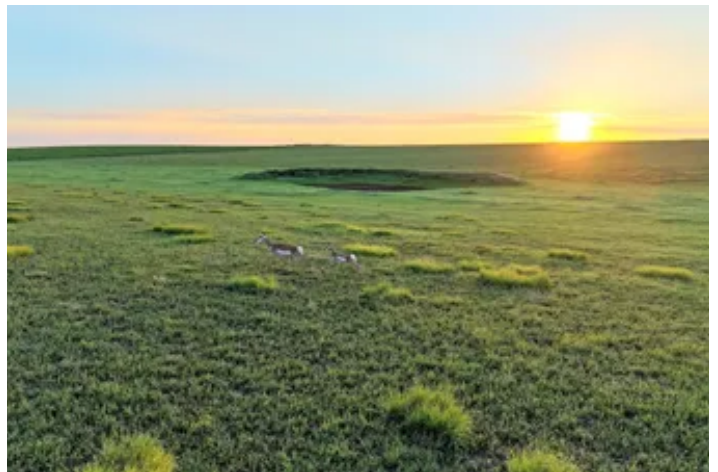
40

Price

\$69,000

Property Website

<https://greatplainslandcompany.com/detail/smaller-parcel-of-crp-with-highway-frontage-several-potential-building-locations-washington-colorado/92814/>



Smaller Parcel of CRP with Highway Frontage & Several Potential Building Locations Anton, CO / Washington County

PROPERTY DESCRIPTION

Washington County, CO 40

Here is a small parcel of income producing CRP with Paved Highway frontage that is ready for the farmer looking to add to an existing farming operation or an investor looking to add to their portfolio. There are approximately 40 acres enrolled in CRP paying \$45.90 per acre until 2033 with the landowner receiving 50% of the annual payment of roughly \$1,836. With mostly Class III soils you could expect this property to produce good yields of Wheat, Milo, Millet, or Corn if broken out and farmed after the existing CRP contract expires. Paved Highway 63 frontage along the west boundary allows for easy year-round access and is only a short distance from Anton, CO. There are several potential building sites if a buyer wants to pull some of the acreage out of the CRP program (contact the listing agent for more details). Hunting opportunities include deer, antelope, upland bird, and small game. While taking listing pictures several pheasants and pronghorn were seen in the area. Please get in touch with the listing agent for more information or to schedule a showing. Showings by appointment only!

Property Features:

- Legal - N2NWSW4 SEC8 T3S R52W
- Mostly Class III Soils
- Paved Highway 63 frontage
- CRP Income until 2033
- Approx. \$1,836 Annual CRP Payment (50% to Landowner)
- Hunting Opportunities
- Low taxes

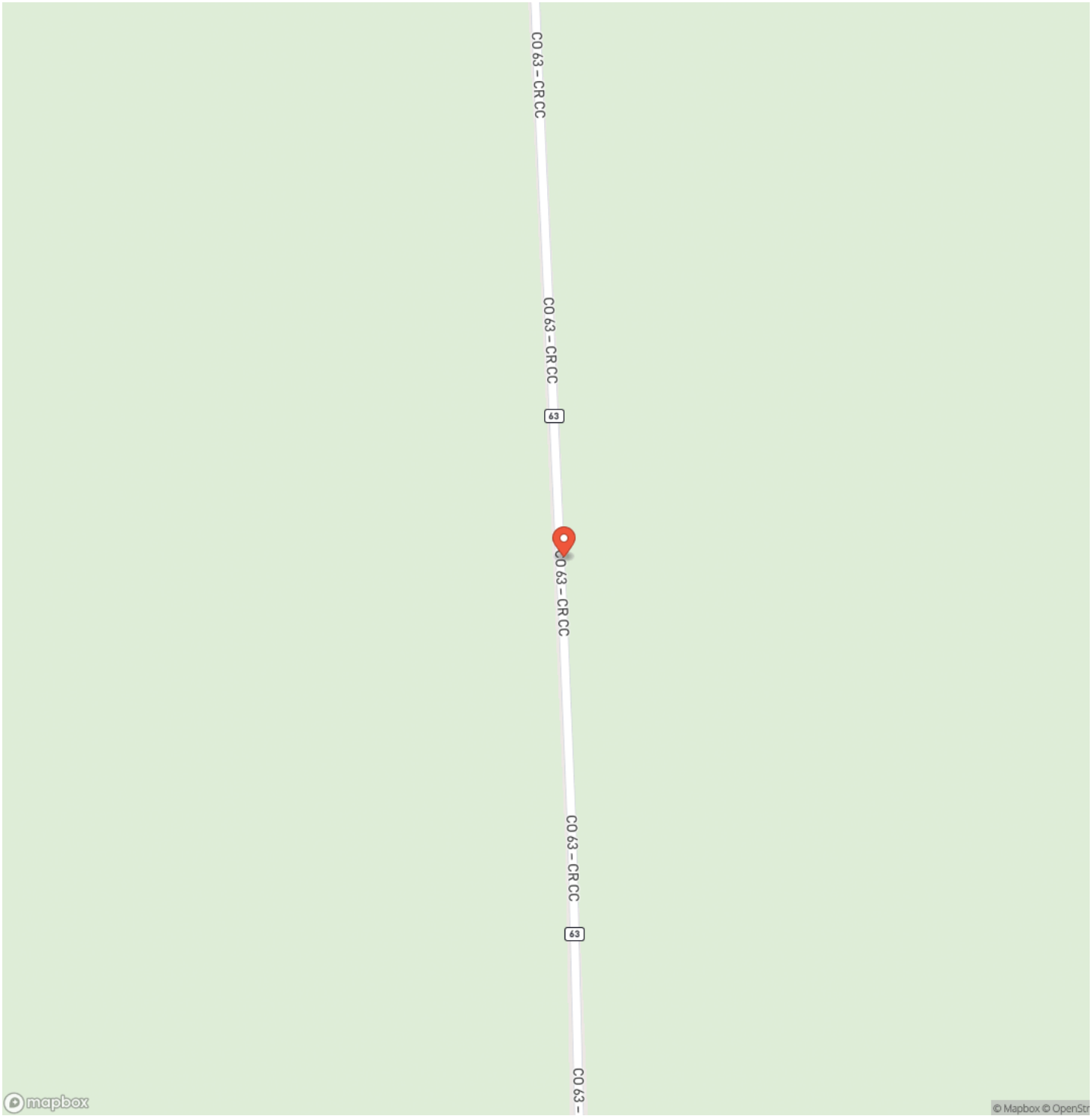
Driving Directions: From Anton, Colorado take State Highway 63 north approximately 1.375 miles until you reach the SW corner of the property.

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.

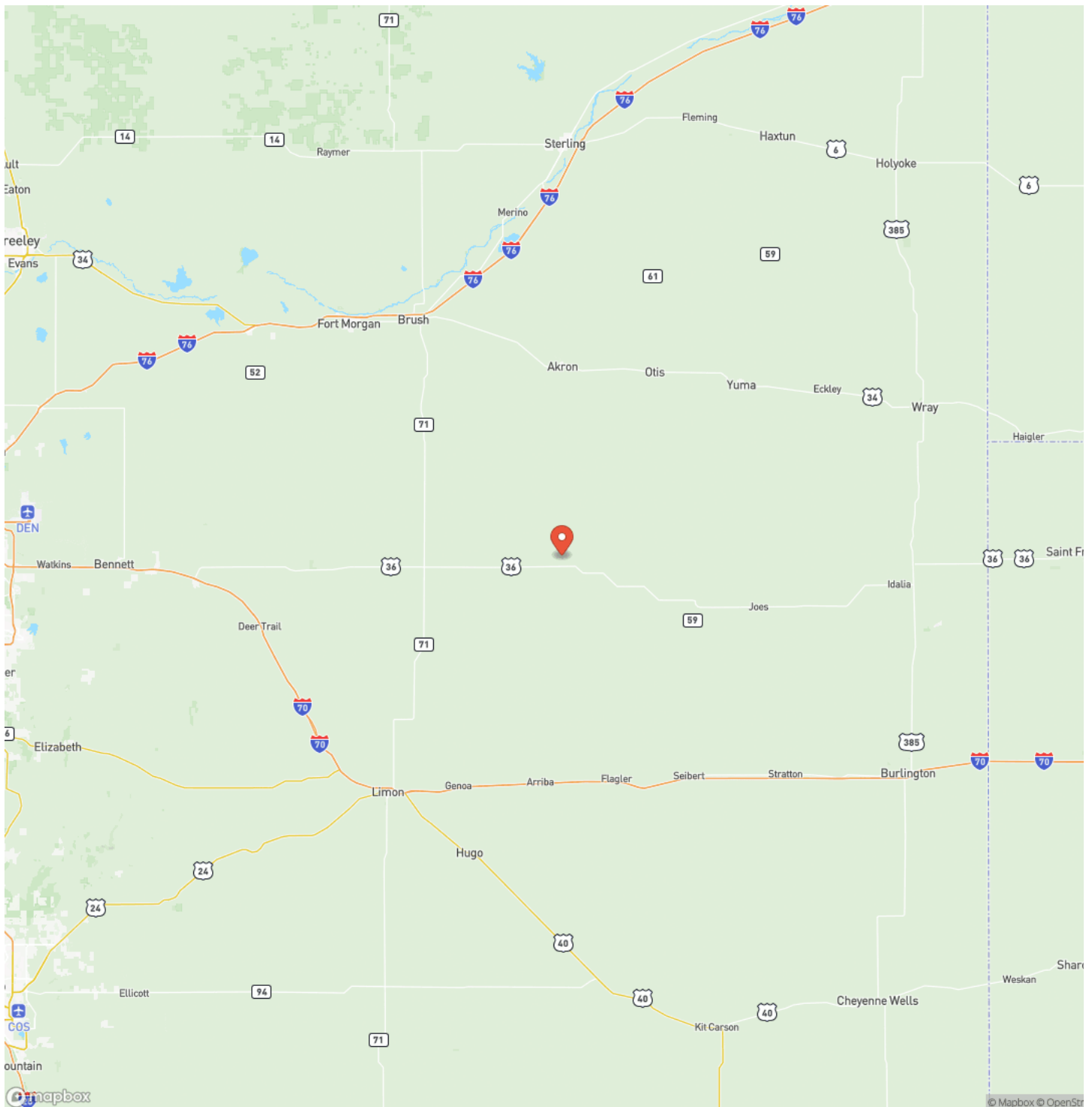
Smaller Parcel of CRP with Highway Frontage & Several Potential Building Locations
Anton, CO / Washington County



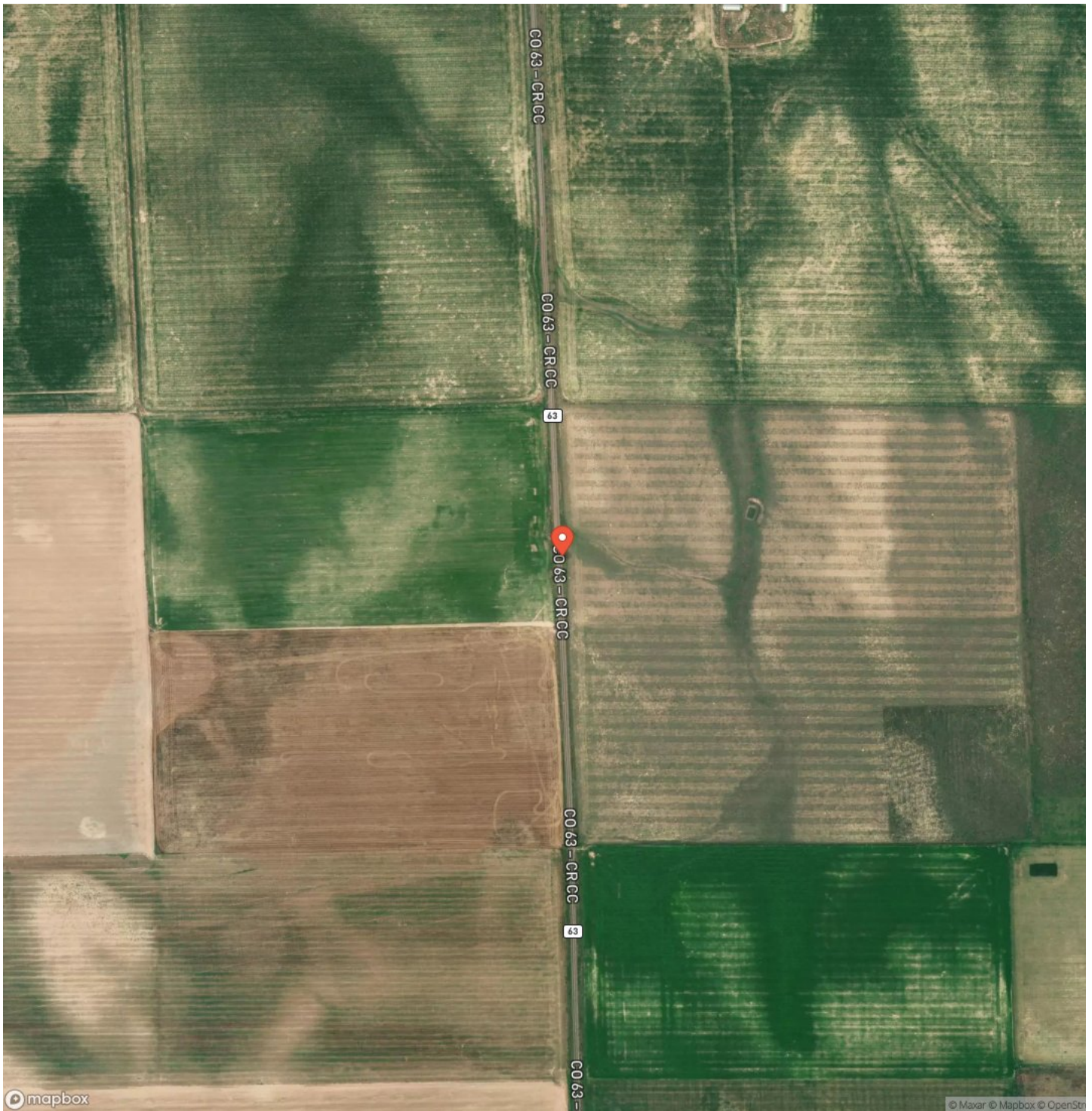
Locator Map



Locator Map



Satellite Map



Smaller Parcel of CRP with Highway Frontage & Several Potential Building Locations Anton, CO / Washington 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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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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