

Kiowa Co., CO W160 CRP with Good Income
County Road N
Eads, CO 81036

\$113,600
160± Acres
Kiowa County



Kiowa Co., CO W160 CRP with Good Income
Eads, CO / Kiowa County

SUMMARY

Address

County Road N

City, State Zip

Eads, CO 81036

County

Kiowa County

Type

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

Latitude / Longitude

38.4404 / -102.9467

Acreage

160

Price

\$113,600

Property Website

<https://greatplainslandcompany.com/detail/kiowa-co-co-w160-crp-with-good-income-kiowa-colorado/68547/>



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PROPERTY DESCRIPTION

Quarter section of CRP with annual income and great hunting opportunities. Enrolled in CRP until 2031, the annual payment is approximately \$3,716, 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. This parcel has been leased 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.

- Legal - NW4 SEC6 T19S R49W
- CRP contract paying roughly \$3,716 until 2031
- 100% level class 4 soils
- Recreational opportunities
- Maintained County Road frontage
- Previous Wind Development lease

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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Soil Report

Acres Capabilities WAPs

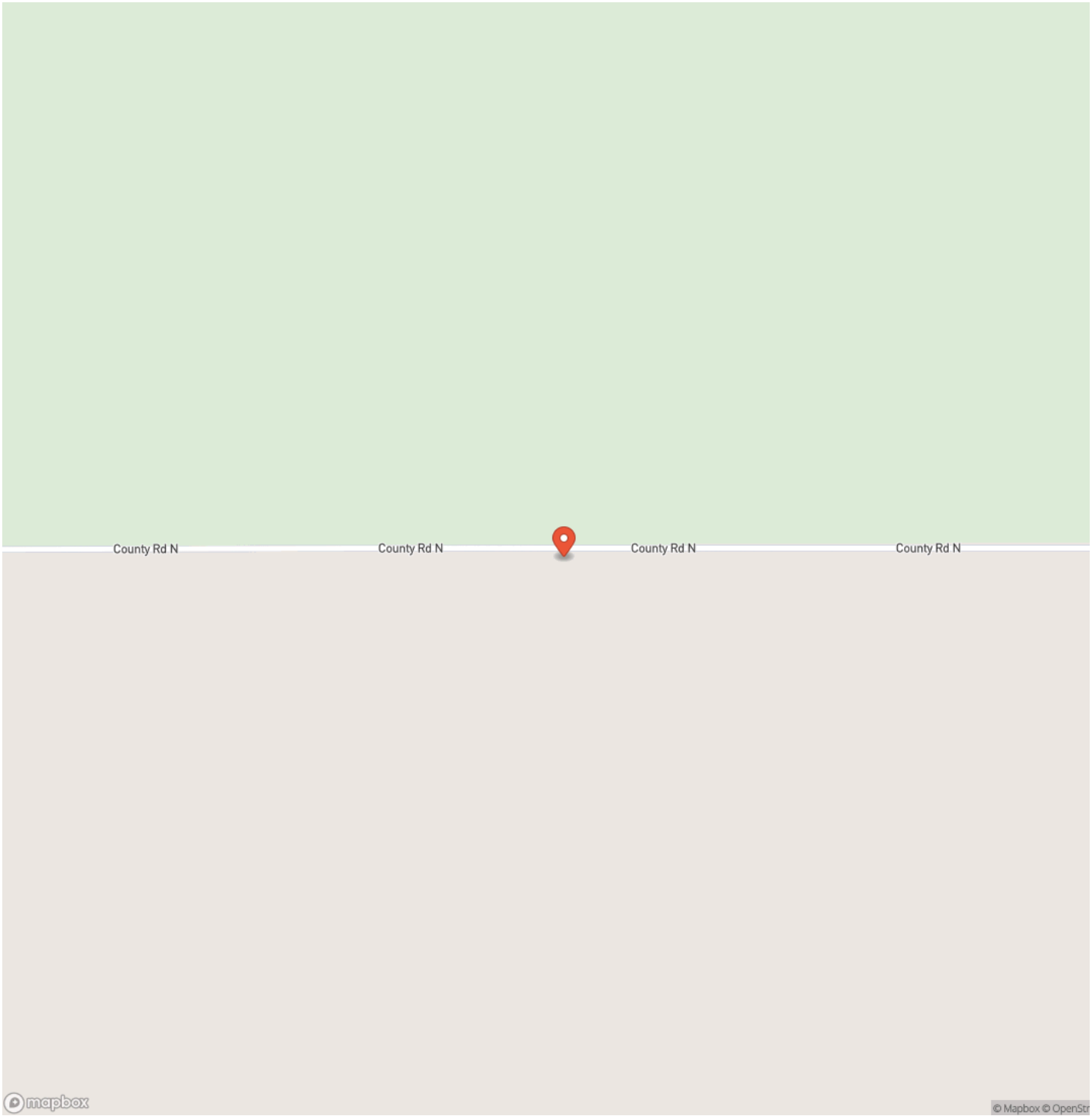
Boundary: 159.86 ac

Description	Acres	%	CPI	NOCP	CAP
Baca-Wiley complex, 0 to 2 percent slopes	106.04	66.31%	-	41	4e
Wild silk loam, 0 to 3 percent slopes	53.82	33.67%	-	25	4c

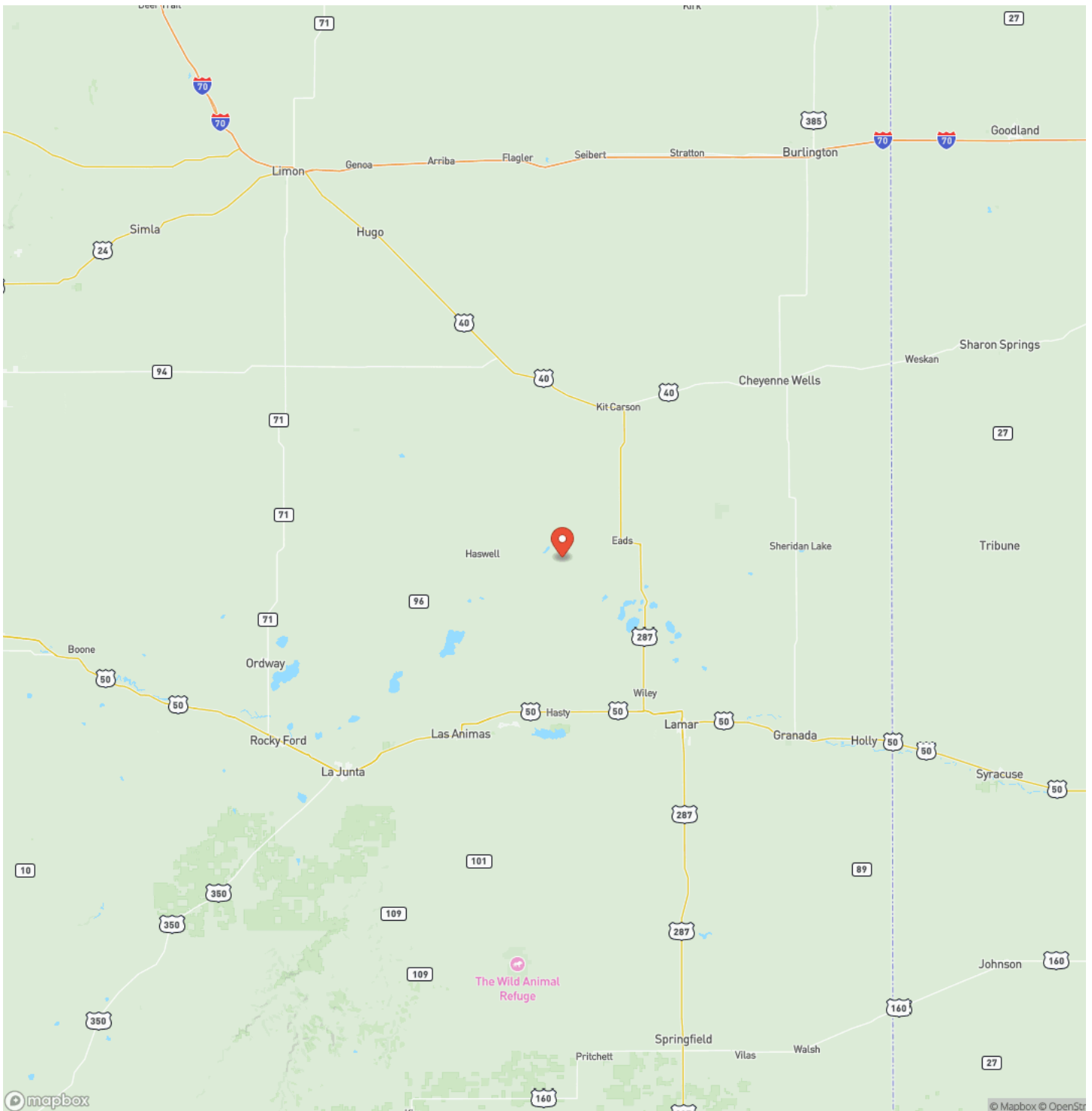
0 CPI Average 35.81 NOCP Average 4 Cap. Average



Locator Map



Locator Map



Satellite Map



**Kiowa Co., CO W160 CRP with Good Income
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LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

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(308) 524-9320

Email

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Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

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