

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

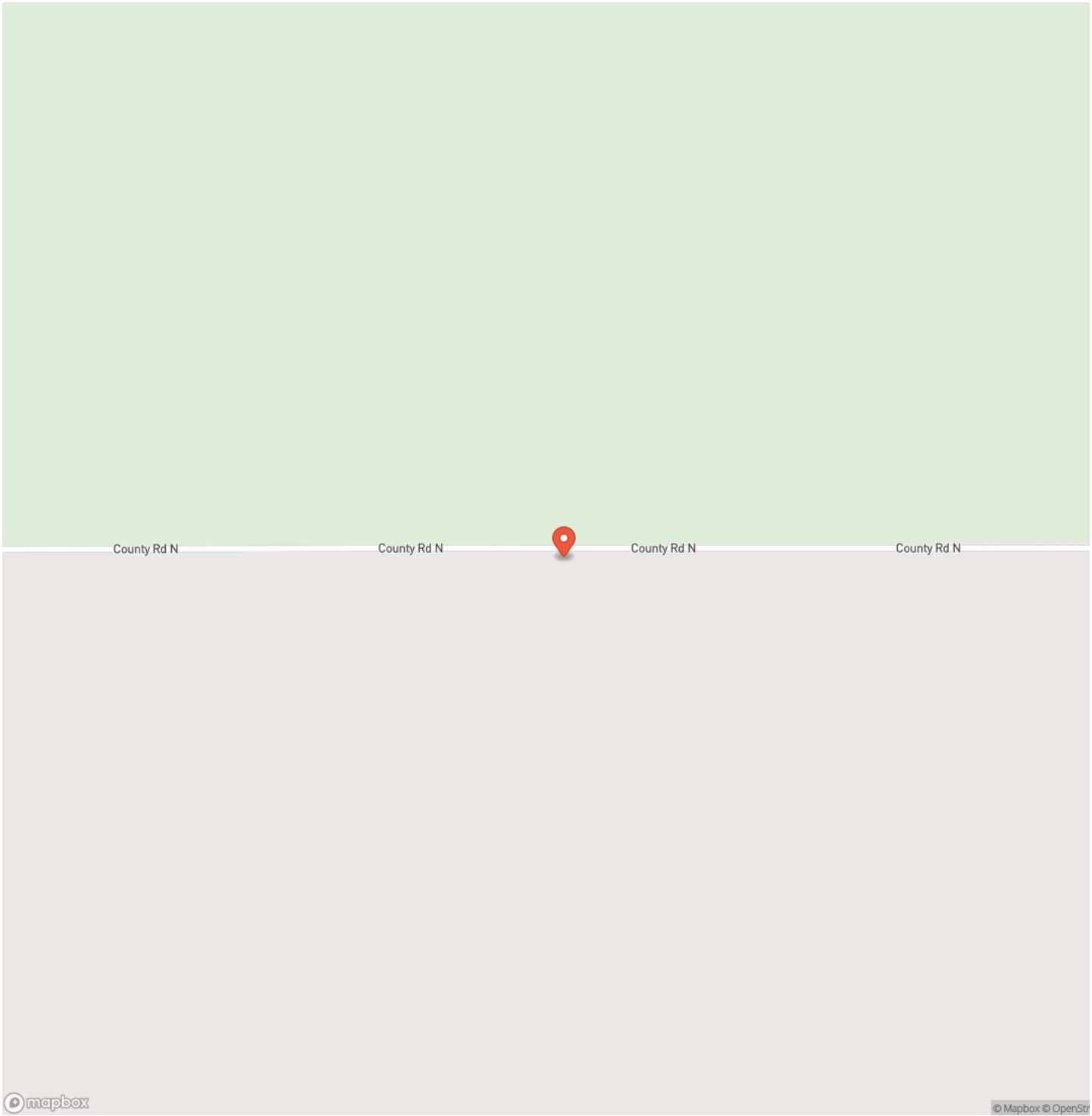
Boundary: 159.86 ac

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

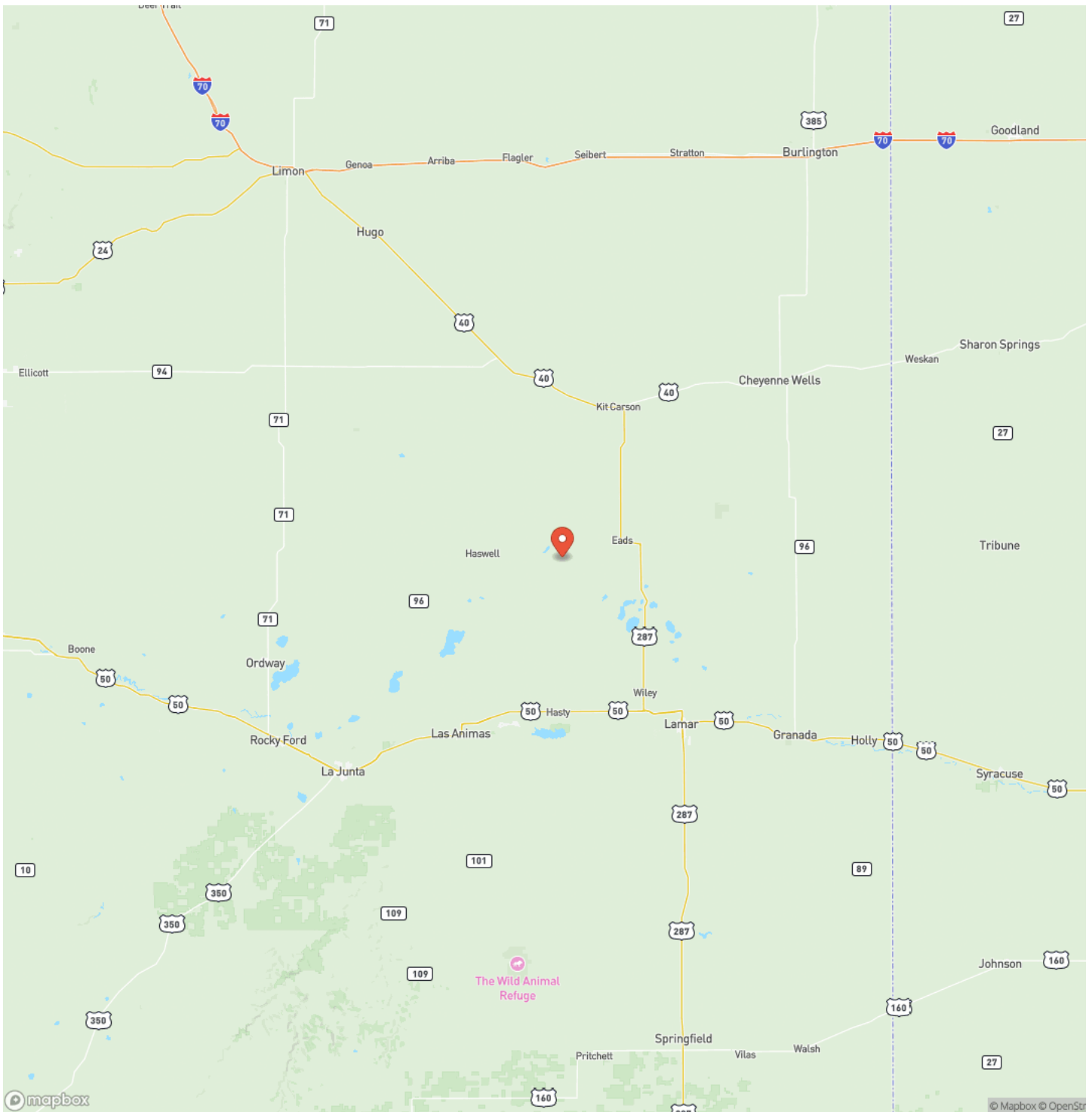
0 CPI Average 35.81 NOCP Average 4 Cap. Average



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

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

This image shows a blank 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.

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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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