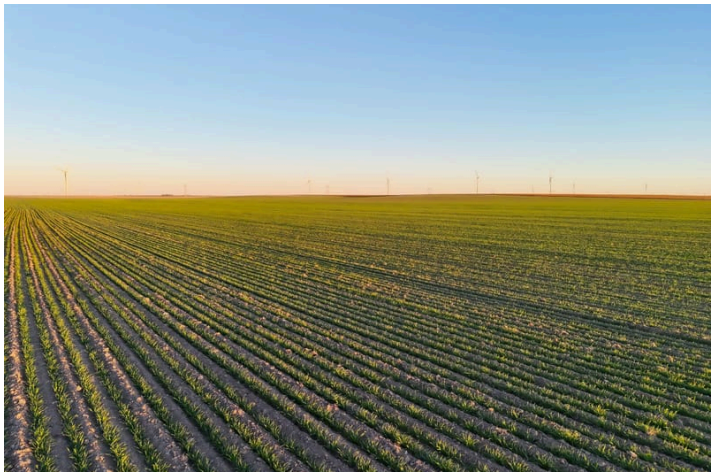
Dryland Cropland with (2) Income Producing Wind Towers
TBD County Road 78
Peetz, CO 80747

$750,000
508± Acres
Logan County







SUMMARY

Address
TBD County Road 78

City, State Zip
Peetz, CO 80747

County
Logan County

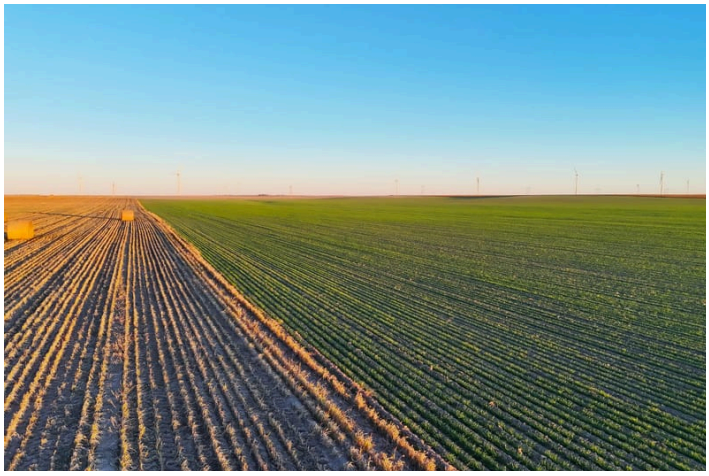
Type
Farms, Hunting Land, Recreational Land, Undeveloped Land

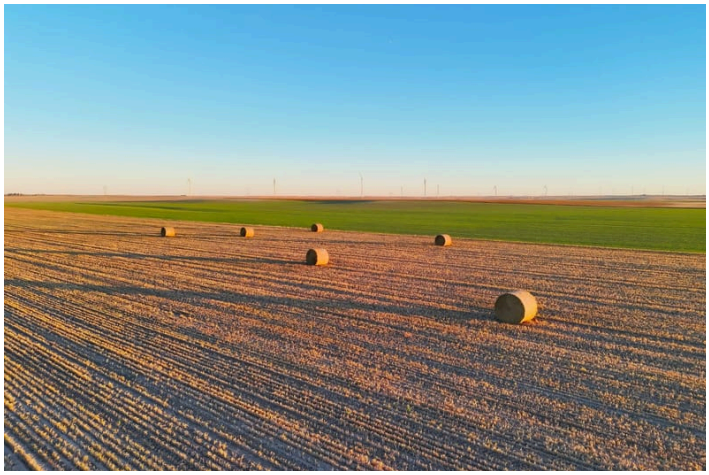
Latitude / Longitude
40.9932 / -103.0433

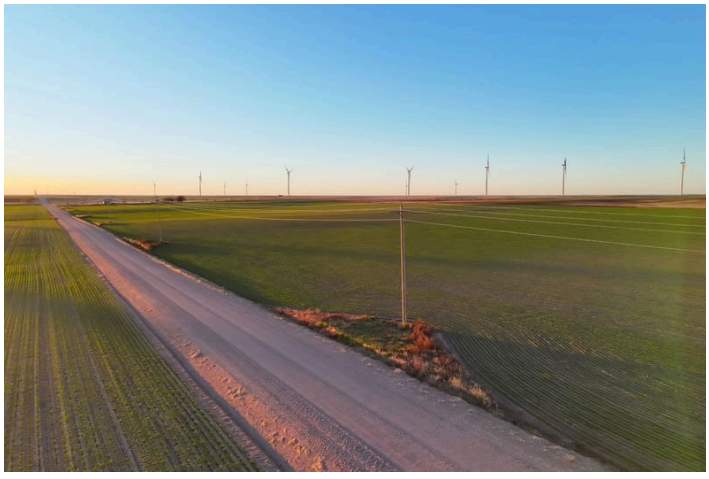
Acreage
508

Price
$750,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

508± Acre Income-Producing Farm & Recreational Property - Logan County, Colorado

A rare opportunity to own approximately 508 acres of productive farmland and recreational ground in Logan County, Colorado. Comprised of two tracts, this property offers a desirable combination of agricultural income, renewable energy revenue, and exceptional outdoor recreation opportunities.

The property features **505.98 acres of cropland**, consisting primarily of Class IIc soils, including Platner-Rago-Dacono loams, providing a strong agricultural foundation. Two income-producing wind towers provide an additional revenue stream and diversify the property's income potential.

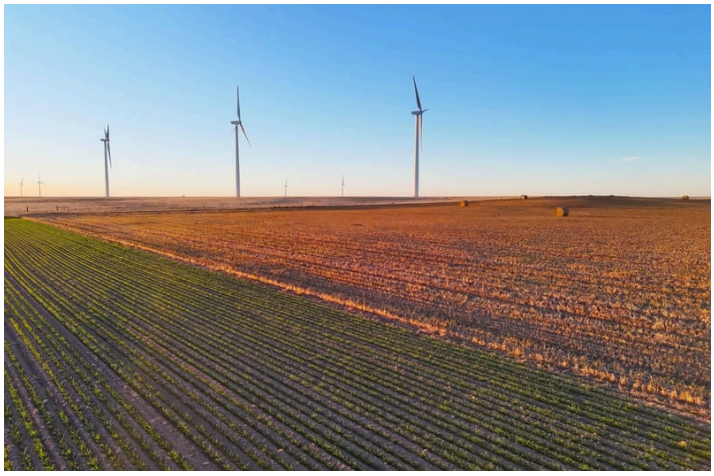
With road frontage on multiple sides, the property offers excellent access and flexibility. Beyond its agricultural and income-producing attributes, the acreage provides outstanding hunting opportunities for deer, antelope, pheasants, and other small game.

The cropland is currently operated under a verbal crop-share lease agreement. The tenant has been notified for the 2027 crop season, providing an opportunity for the next owner to evaluate future farming arrangements.

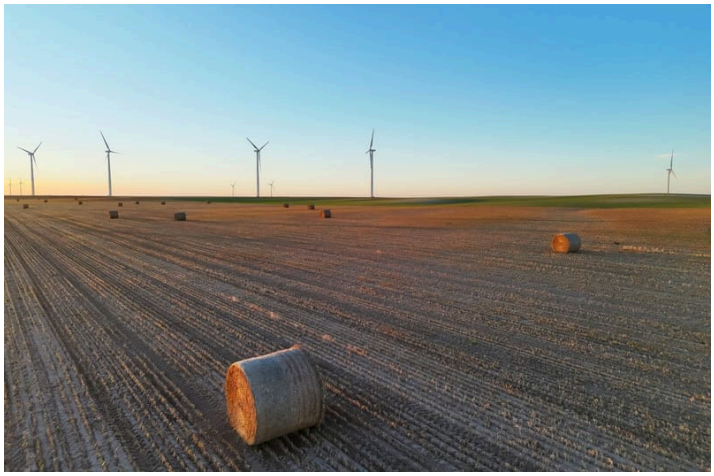
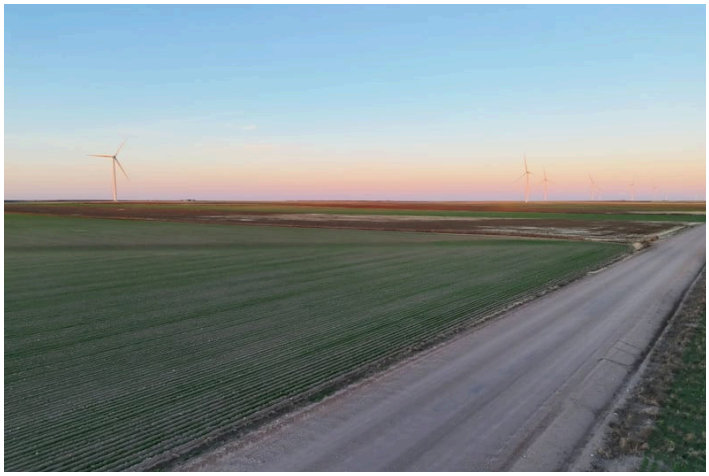
Property Highlights:

1.
   - Approximately 508 total acres
   - Two income-producing wind towers
   - 505.98 acres of cropland
   - Predominantly Class IIc soils (Platner-Rago-Dacono loams)
   - Road frontage on multiple sides
   - Excellent deer, antelope, pheasant, and small-game hunting
   - Currently under a verbal crop-share lease agreement
   - Tenant notified for the 2027 crop season

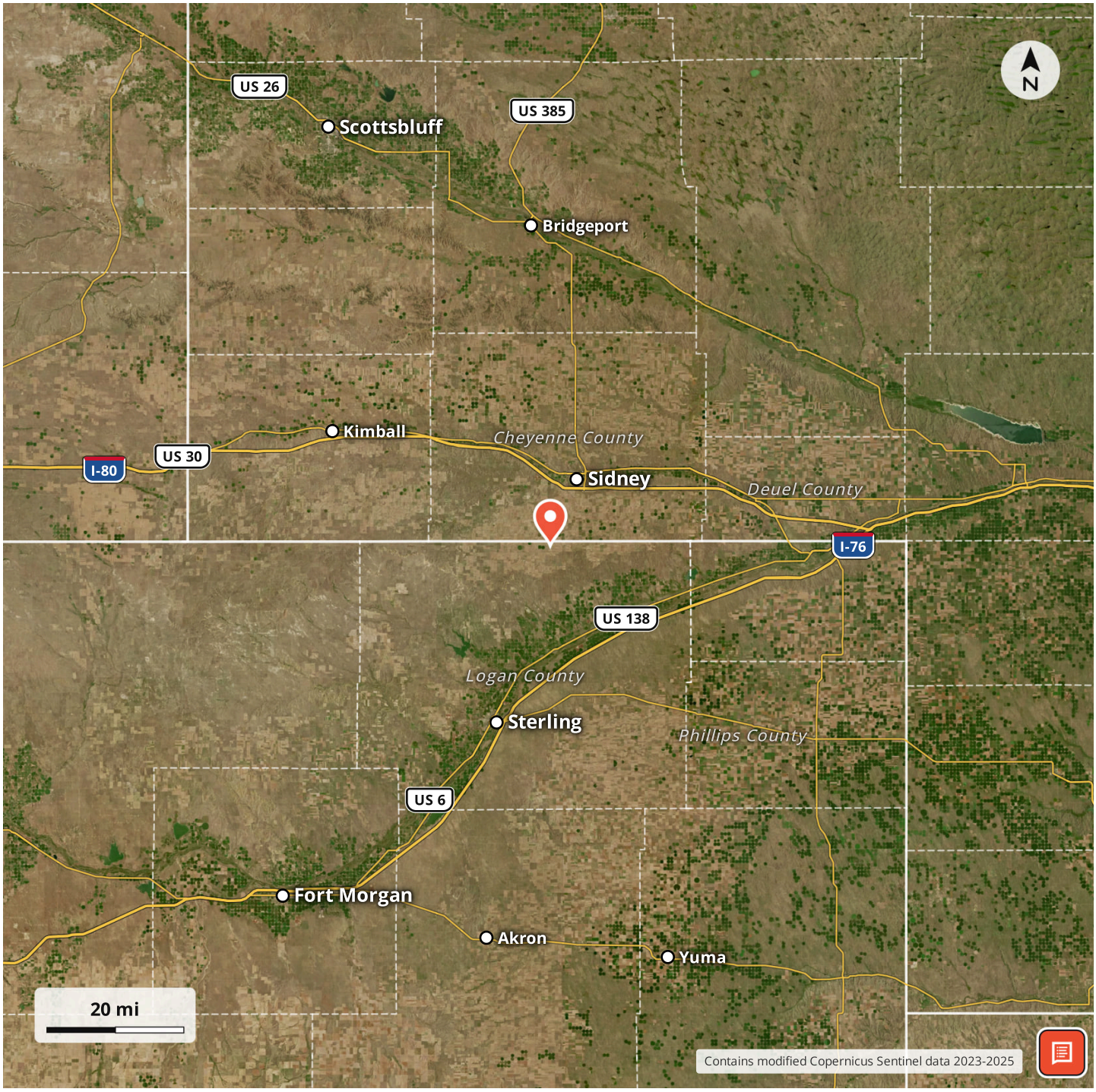
Whether you're looking to expand your agricultural portfolio, diversify income with renewable energy revenue, or invest in quality Coloradc land with recreational appeal, this property offers a compelling combination of income, productivity, and opportunity.



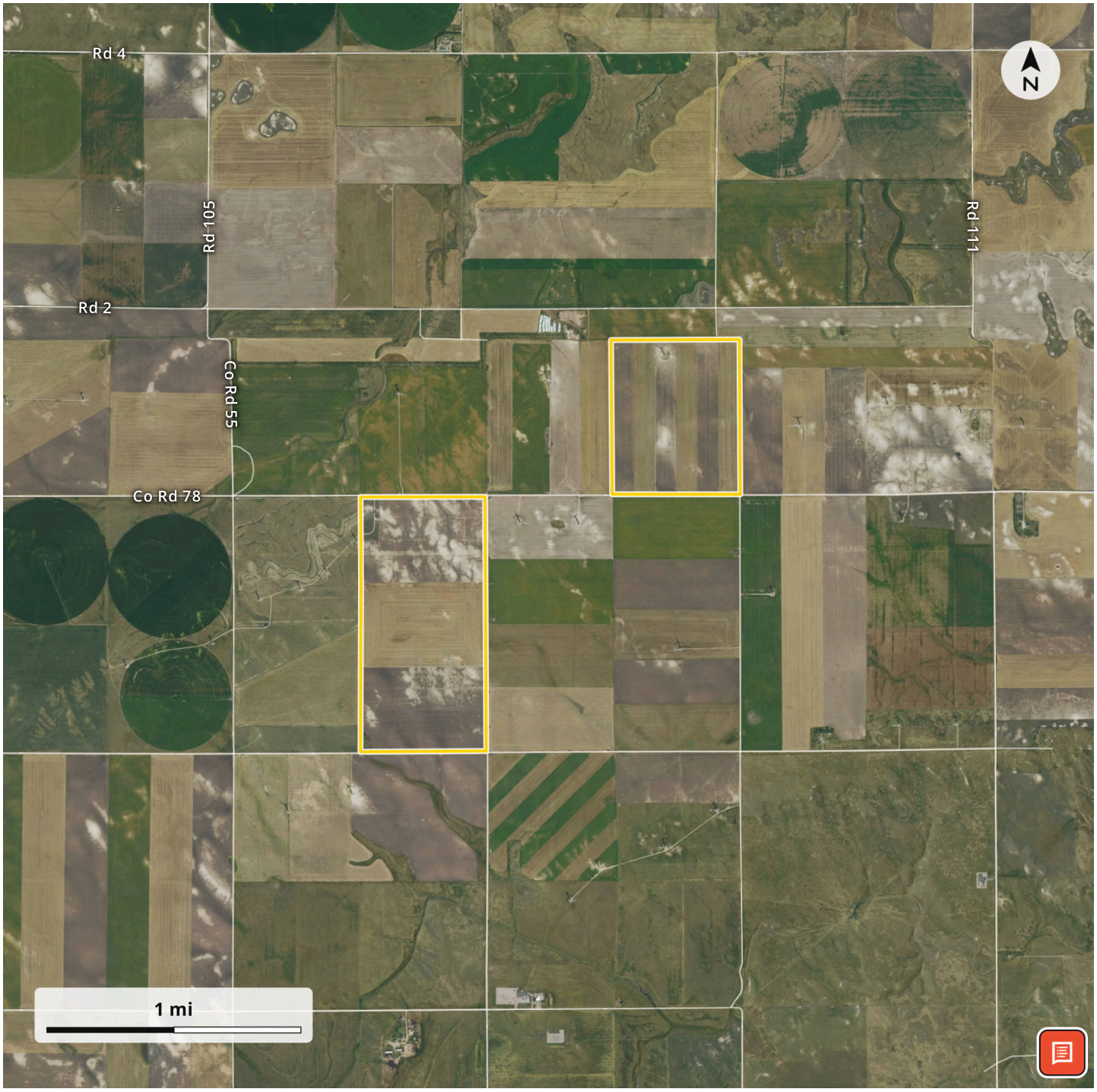


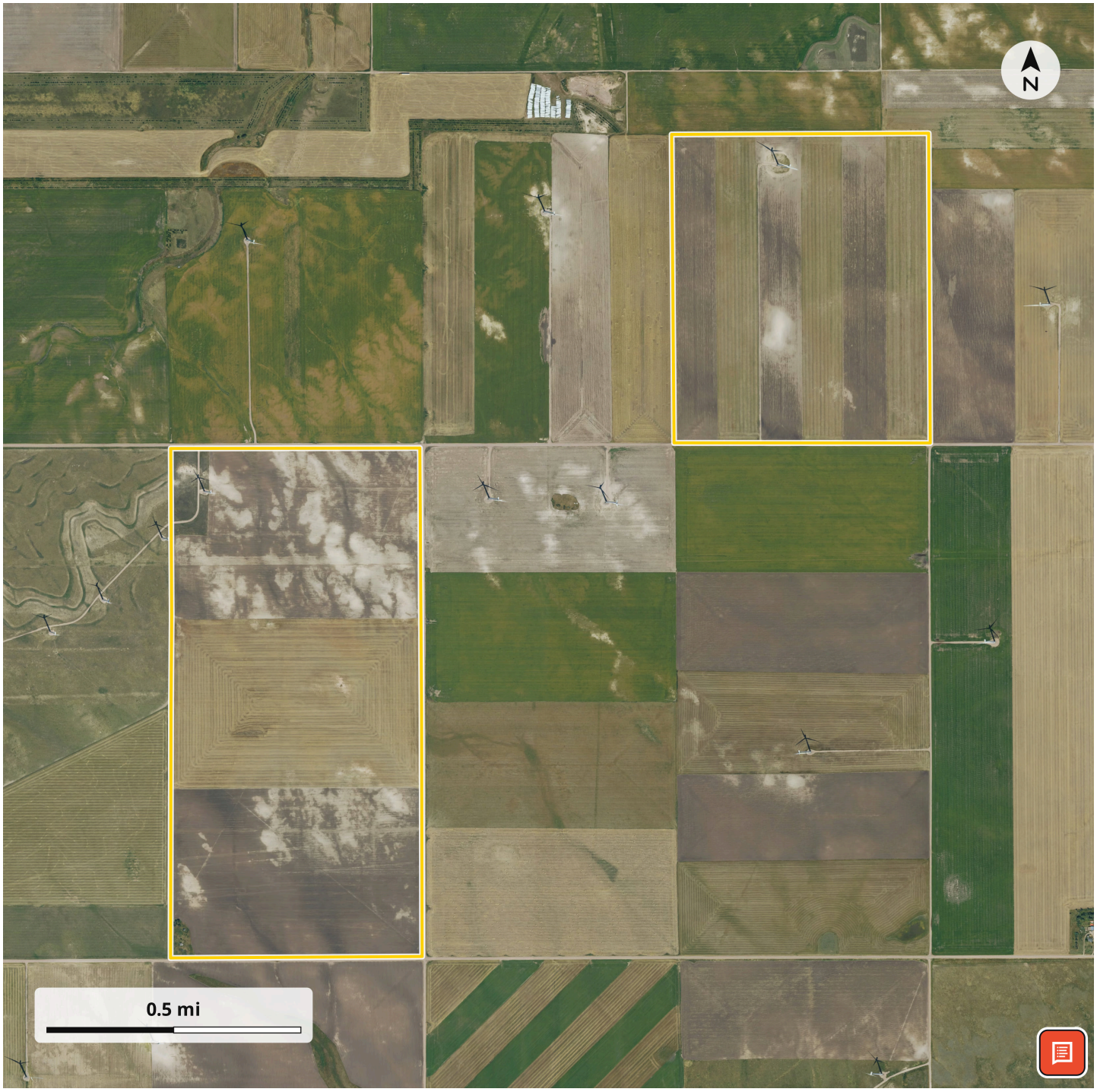
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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Merino, CO 80741

NOTES

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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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