

**CRP Investment & Recreational Opportunity near Little
Bear Creek**
TBD Road 26
Holly, CO 81047

\$272,000
320± Acres
Prowers County



**CRP Investment & Recreational Opportunity near Little Bear Creek
Holly, CO / Prowers County**

SUMMARY

Address

TBD Road 26 null

City, State Zip

Holly, CO 81047

County

Prowers County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.648 / -102.2922

Acreage

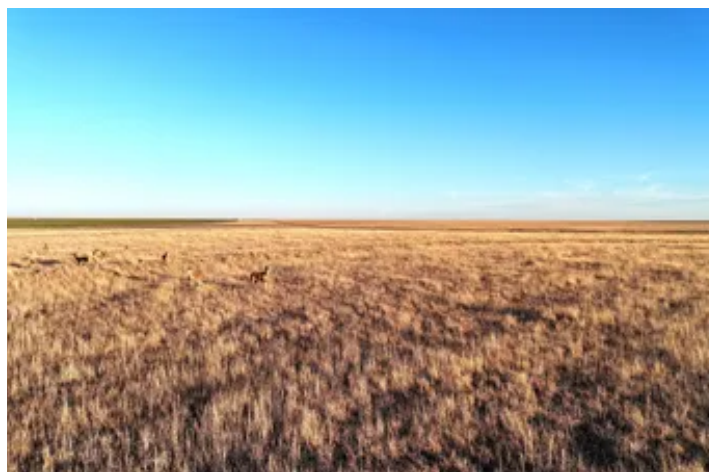
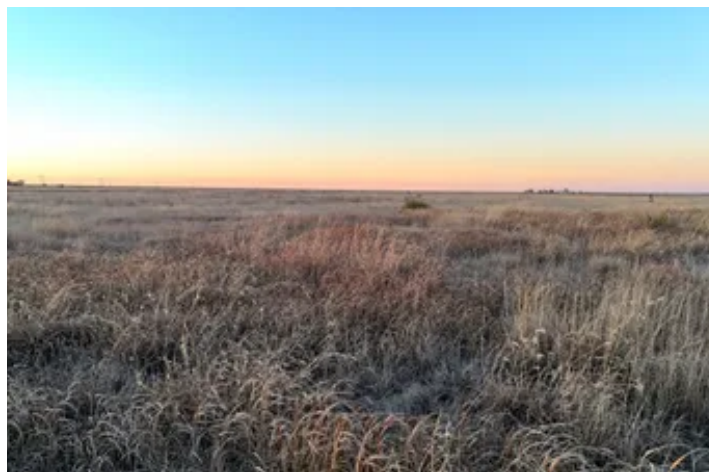
320

Price

\$272,000

Property Website

<https://greatplainslandcompany.com/detail/crp-investment-recreational-opportunity-near-little-bear-creek/prowers/colorado/112068/>



CRP Investment & Recreational Opportunity near Little Bear Creek Holly, CO / Prowers County

PROPERTY DESCRIPTION

Prowers County, Colorado - 320± Acres | CRP Income, Hunting & Investment Opportunity

This 320± acre property in Prowers County, Colorado, offers an outstanding combination of dependable CRP income, excellent hunting potential, and long-term investment value. Enrolled in the Conservation Reserve Program (CRP) through 2032, the property generates approximately **\$10,546 in annual income**, providing an estimated **4%+ annual return on investment** for conservation-minded buyers.

Surrounding the property are productive fields of wheat, milo, and millet, creating an ideal blend of food sources and habitat for local wildlife. The parcel features mostly level **Class IV soils**, offering the potential to return the acreage to cropland production after the current CRP contract expires in 2032.

Located near Little Bear Creek, the property benefits from a natural wildlife travel corridor that supports healthy populations of whitetail deer, mule deer, and antelope. The established CRP grasses, combined with neighboring irrigated cropland, provide exceptional cover and forage, helping hold wildlife throughout the area. Situated within **Colorado Big Game Management Unit 139**, the property is known for quality deer hunting and also qualifies for **deer and antelope vouchers through the Colorado Parks & Wildlife Landowner Preference Program**. Several deer were present during the property photography, with multiple sightings captured in the listing photos.

The property features excellent county road frontage for convenient year-round access and is located just a short distance from paved Highway 89. Whether you're seeking a steady income-producing investment, recreational getaway, or a property with future farming potential, this tract offers exceptional versatility.

Contact the Land Professional today for additional information or to schedule a private showing.

Showings by appointment only.

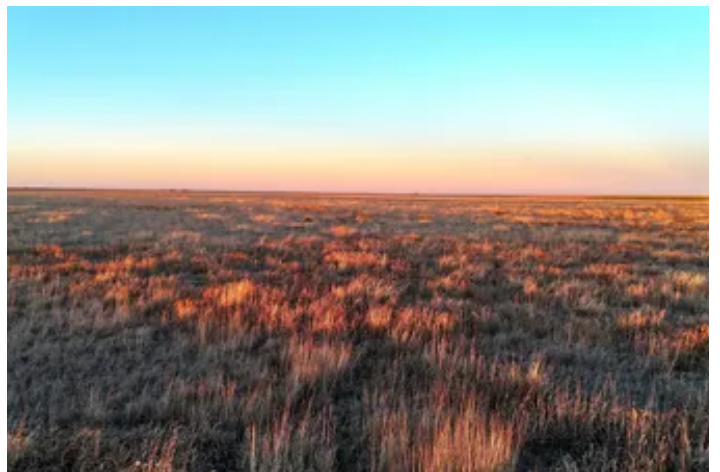
Property Highlights

- 320± acres located south of Holly, Colorado
- CRP contract generating approximately \$10,546 annually through 2032
- Estimated 4%+ annual return on investment
- Mostly level Class IV soils
- Future cropland potential after CRP expiration
- Excellent deer, antelope, and upland bird hunting opportunities
- Located in Colorado Big Game Management Unit 139
- Qualifies for deer and antelope vouchers through the Colorado Parks & Wildlife Landowner Preference Program
- Strong wildlife habitat with neighboring irrigated cropland
- Good county road frontage with easy access
- Just minutes from paved Highway 89
- Low annual property taxes (2025 - \$607.20)

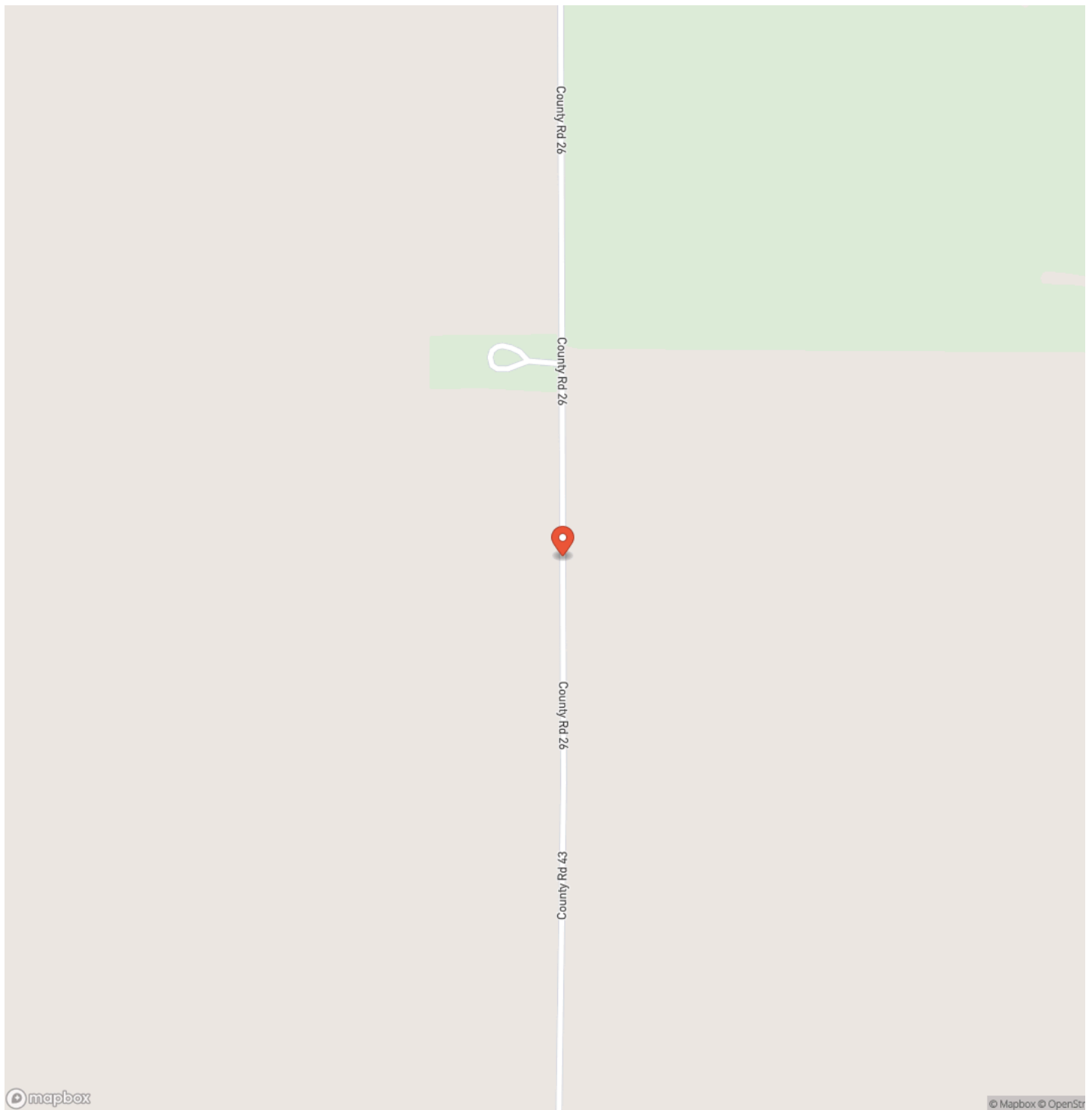
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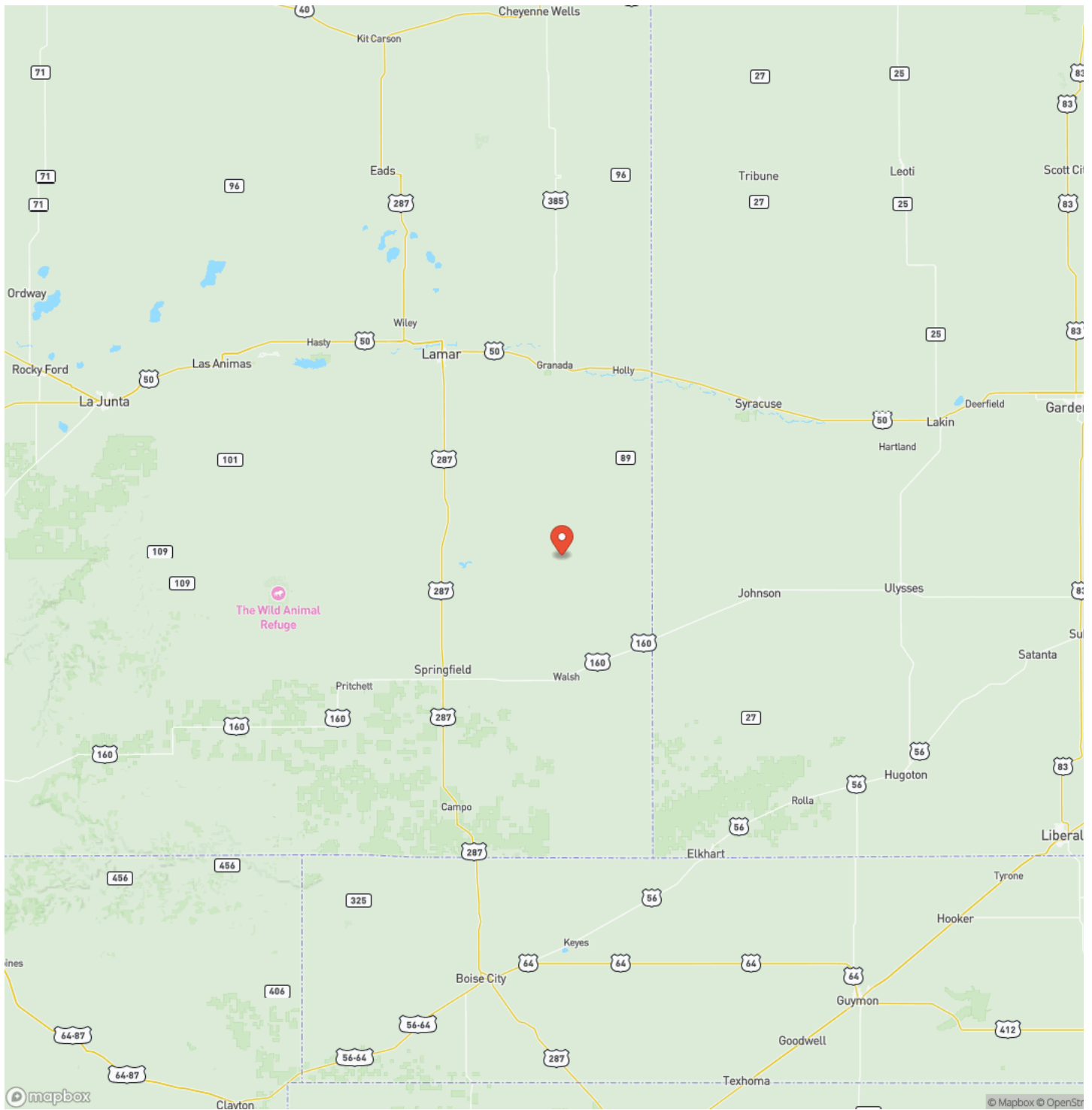
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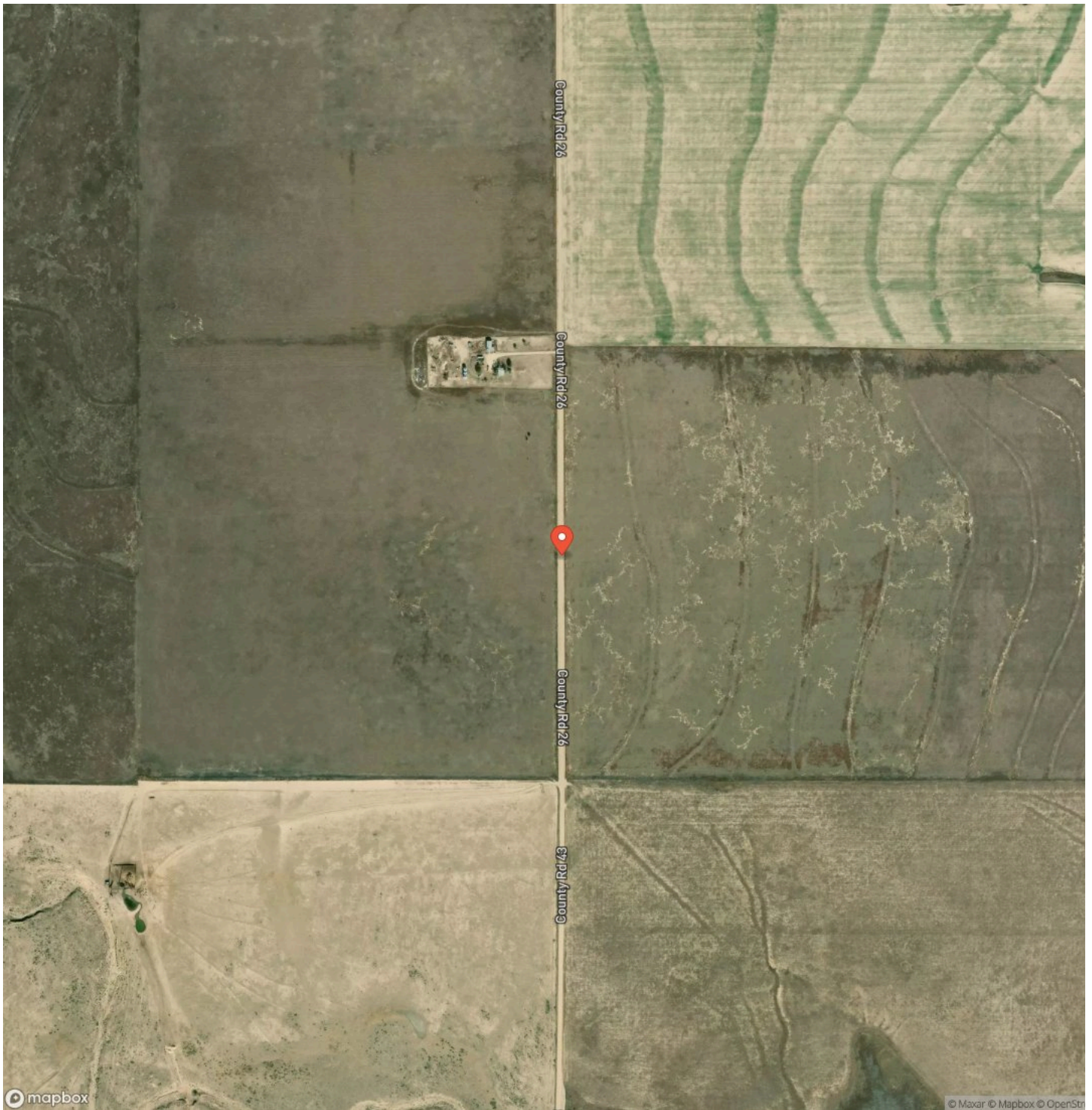
Locator Map



Locator Map



Satellite Map



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Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

