

Section of CRP with Newly Accepted Contract
TBD County Road N
Eads, CO 81036

\$432,000
640± Acres
Kiowa County



Section of CRP with Newly Accepted Contract Eads, CO / Kiowa County

SUMMARY

Address

TBD County Road N

City, State Zip

Eads, CO 81036

County

Kiowa County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.4408 / -102.9049

Acreage

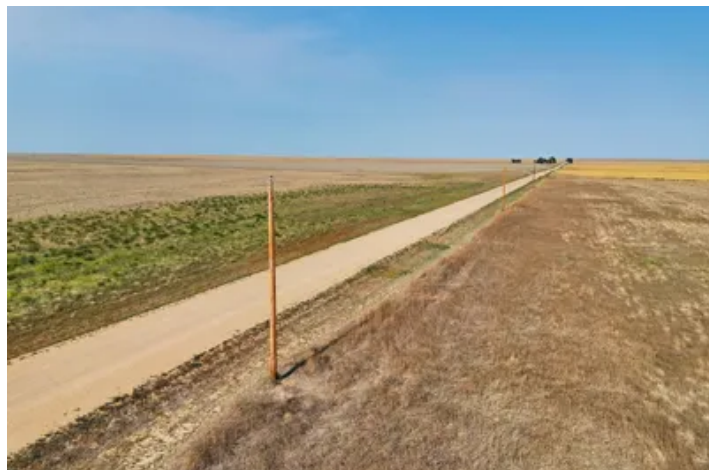
640

Price

\$432,000

Property Website

<https://greatplainslandcompany.com/detail/section-of-crp-with-newly-accepted-contract-kiowa-colorado/110990/>



PROPERTY DESCRIPTION

Kiowa County, Colorado - 640± Acres CRP Income & Hunting

Exceptional 640± acre investment and recreational property located just outside Eads, Colorado. This productive tract has recently been enrolled in a new Conservation Reserve Program (CRP) contract generating \$13,986 in annual income, providing immediate return while preserving long-term flexibility for future use.

A unique advantage of this property is that the new owner may have the option to terminate the CRP enrollment and return the acreage to crop production or livestock grazing. Surrounded by and in the area of productive agricultural operations of growing wheat, milo, and millet, the area supports strong farming opportunities.

Featuring 100% Class IV soils, this property offers excellent long-term investment potential. Well-maintained county roads border multiple sides of the tract, providing convenient year-round access. The property is located just minutes from paved Highway 96 and the community of Eads.

For sportsmen, this is a decent hunting property. Dense CRP grass creates ideal bedding, cover, and habitat for wildlife, creating hunting opportunities for mule deer, antelope, and small game. Located within Colorado Big Game Management Unit 126, the property qualifies for deer and antelope vouchers through the Colorado Parks & Wildlife Landowner Preference Program. Multiple deer were observed on the property during the listing inspection and can be seen in the listing photos.

Whether you're seeking dependable CRP income, future agricultural potential, hunting opportunities, or a combination of all three, this Kiowa County property deserves a closer look.

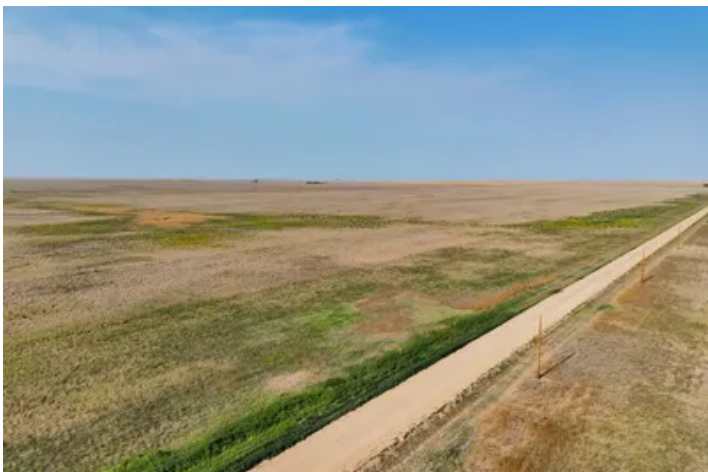
Property Highlights

- 640± acres in Kiowa County, Colorado
- Legal Description: S2 33-18-49 & N2 4-19-49
- New CRP contract generating \$13,986 annually
- Potential option to return acreage to farming or grazing
- 100% Class IV soils
- Strong long-term investment opportunity
- County road frontage on multiple sides
- Minutes from Highway 96 and Eads, Colorado
- Mule deer, antelope, and small game hunting
- Colorado Big Game Management Unit 126
- Eligible for Colorado Parks & Wildlife Landowner Preference Program
- Low annual property taxes

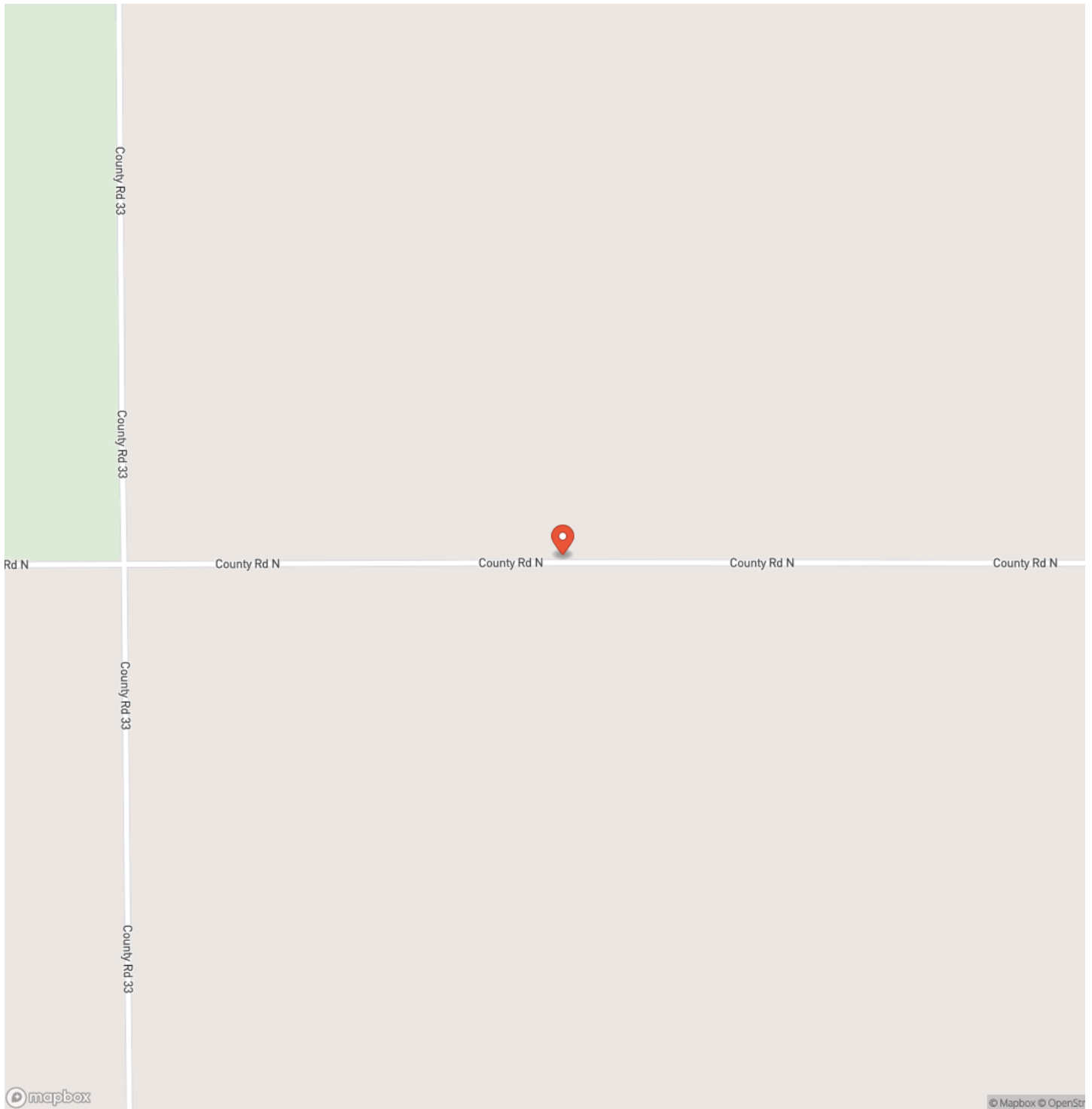
For additional information or to schedule a private showing, contact the Listing Land Professional.



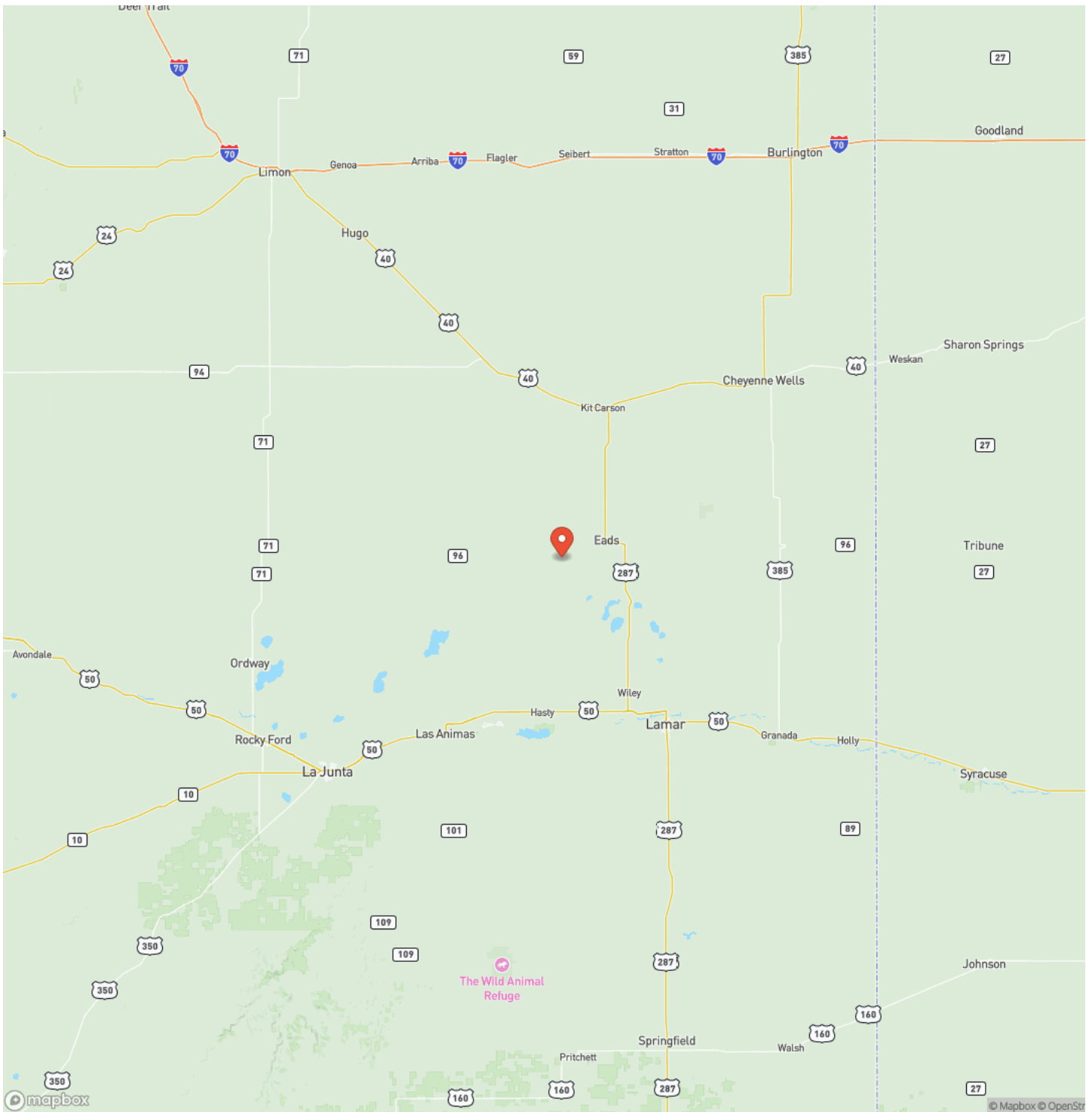
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Eads, CO / Kiowa County



Locator Map



Locator Map



Satellite Map



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.



GREAT PLAINS

LAND CO.

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