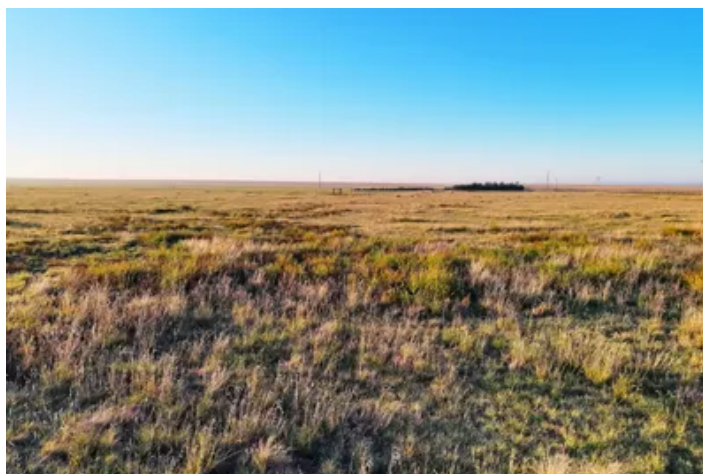
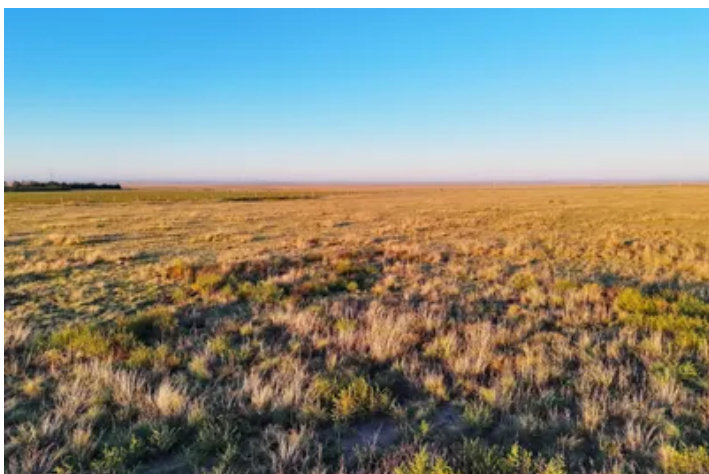


**Fenced Pasture with Paved Road Frontage & Wind
Development Lease**
County Road 37
Hartman, CO 81047

\$168,857
193± Acres
Prowers County



Fenced Pasture with Paved Road Frontage & Wind Development Lease Hartman, CO / Prowers County

SUMMARY

Address

County Road 37

City, State Zip

Hartman, CO 81047

County

Prowers County

Type

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

Latitude / Longitude

38.2134 / -102.08260

Acreage

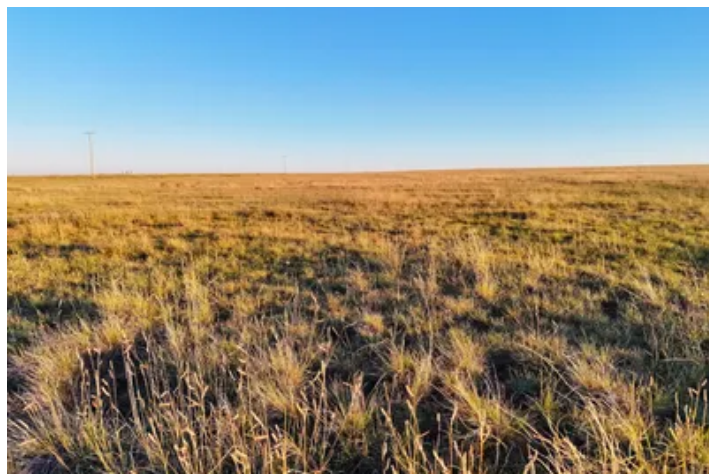
193

Price

\$168,857

Property Website

<https://greatplainslandcompany.com/detail/fenced-pasture-with-paved-road-frontage-wind-development-lease-prowers-colorado/119487/>



Fenced Pasture with Paved Road Frontage & Wind Development Lease Hartman, CO / Prowers County

PROPERTY DESCRIPTION

193+/- Acres of Pasture with Paved Road Frontage & Wind Development Income - Prowers County, Colorado

Opportunity awaits on this 193+/- acre property in Prowers County, Colorado, offering a combination of productive pasture, recreational potential, accessibility, and existing annual income from a wind development lease.

The property is **mostly fenced and offers good grass**, making it well suited for a local producer looking to expand an existing operation. For the investor or recreational buyer, the property provides the added benefit of **annual income from the existing wind development lease**. Contact the listing agent for additional lease and income details.

Access is convenient with **paved road frontage** and an easy drive to **Holly, Colorado**. Electricity is available along the road, and the property offers **potential building sites** for a future home, ranch improvements, or other permitted development.

The seller will provide a **well-share agreement and access to a water pipeline from the homestead to the south**, providing a water resource for the property. The seller is also willing to **lease the property back for grazing**, if desired, offering a potential turnkey option for an agricultural investor buyer.

Recreational opportunities include **deer, antelope, and small-game hunting**, adding another layer of appeal to this versatile property. Exact acreage and boundaries will be subject to a survey being completed before closing.

Property Highlights:

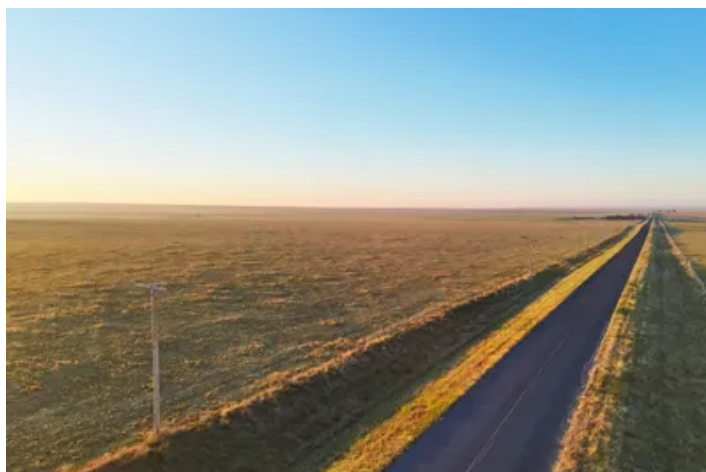
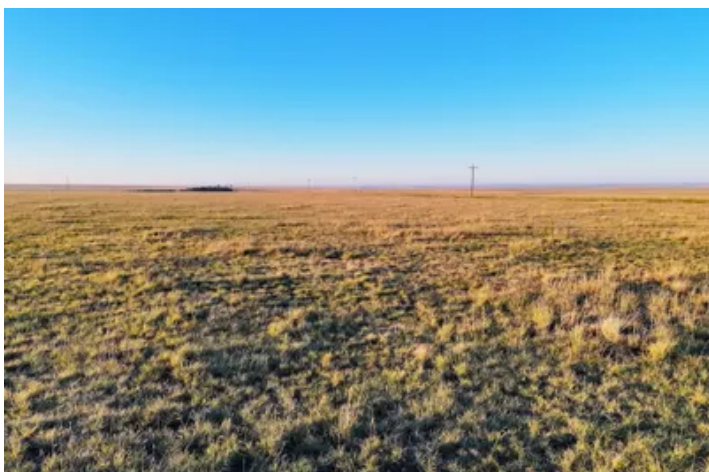
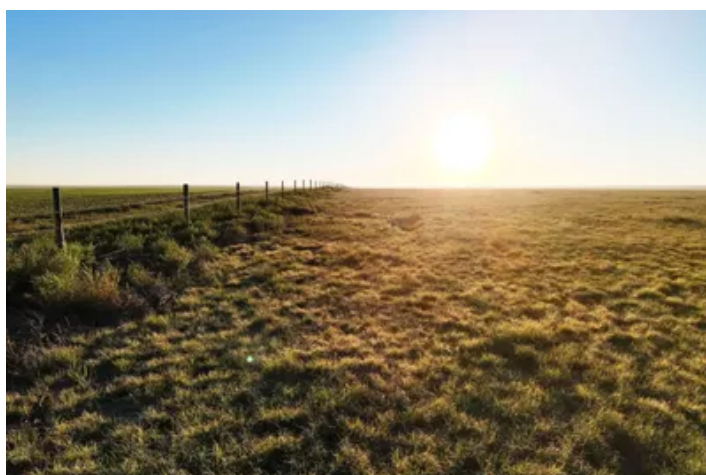
- 193+/- acres in Prowers County, Colorado
- Good grass and mostly fenced pasture
- Existing wind development lease with annual income
- Paved road frontage with easy access to Holly
- Electricity along the road
- Potential building sites
- Well-share agreement to be provided by seller
- Water pipeline access from the homestead to the south
- Seller willing to lease back for grazing, if desired
- Deer, antelope, and small-game hunting
- Excellent opportunity for a local producer, investor, or recreational buyer

A versatile combination of **agricultural utility, recreational opportunity, accessibility, and existing income** in southeastern Colorado.

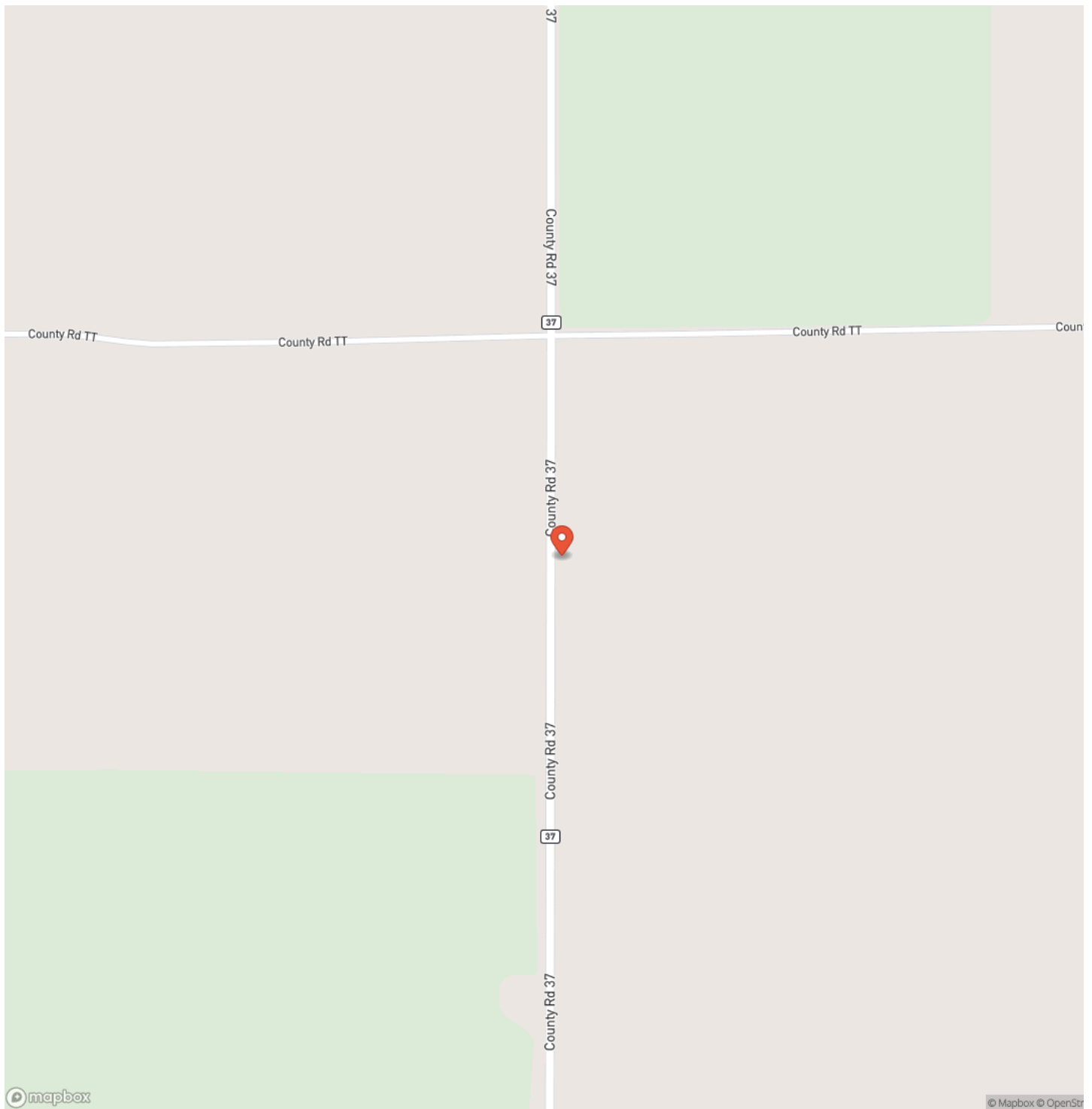
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.



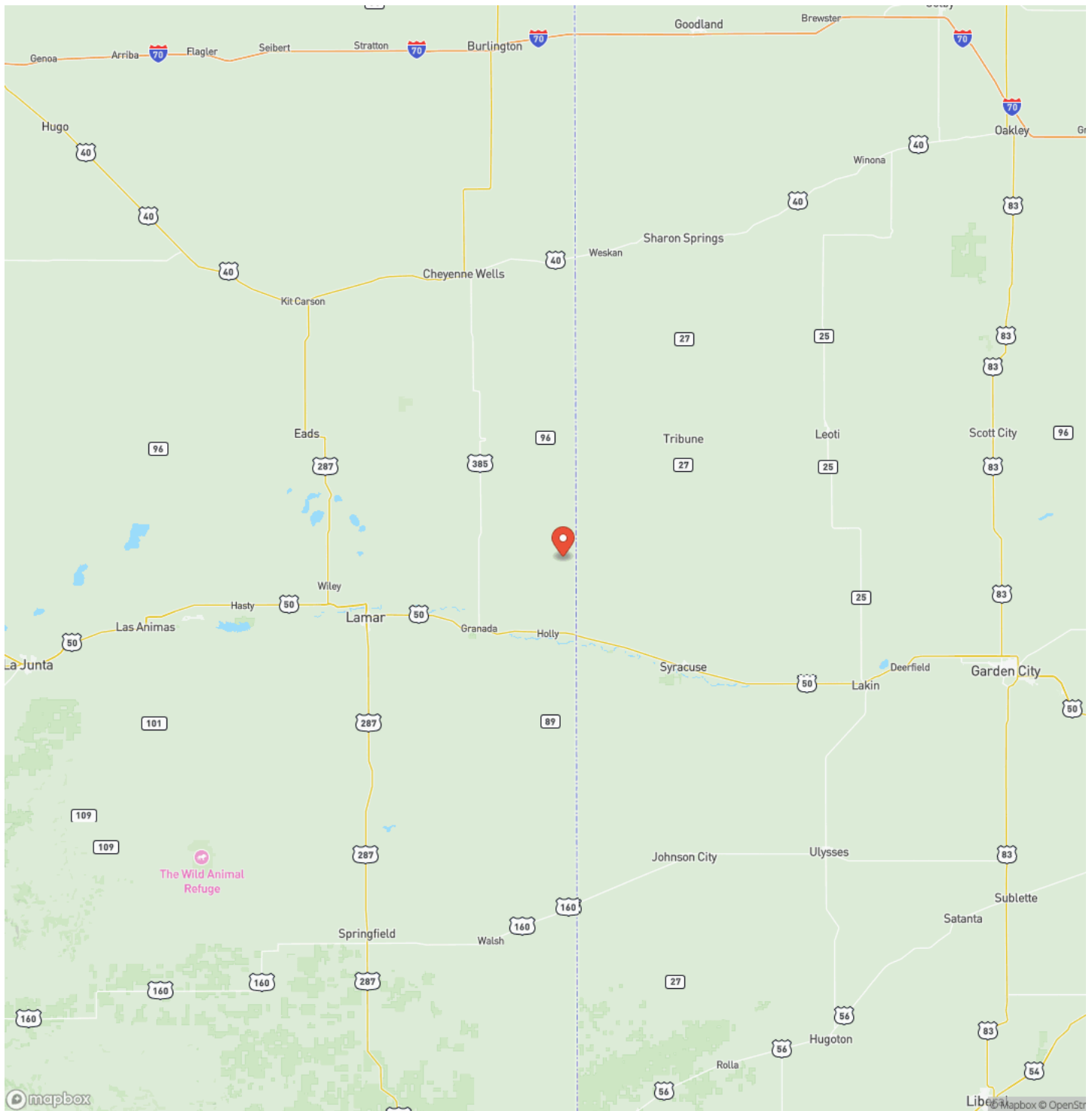
Fenced Pasture with Paved Road Frontage & Wind Development Lease
Hartman, CO / Prowers County



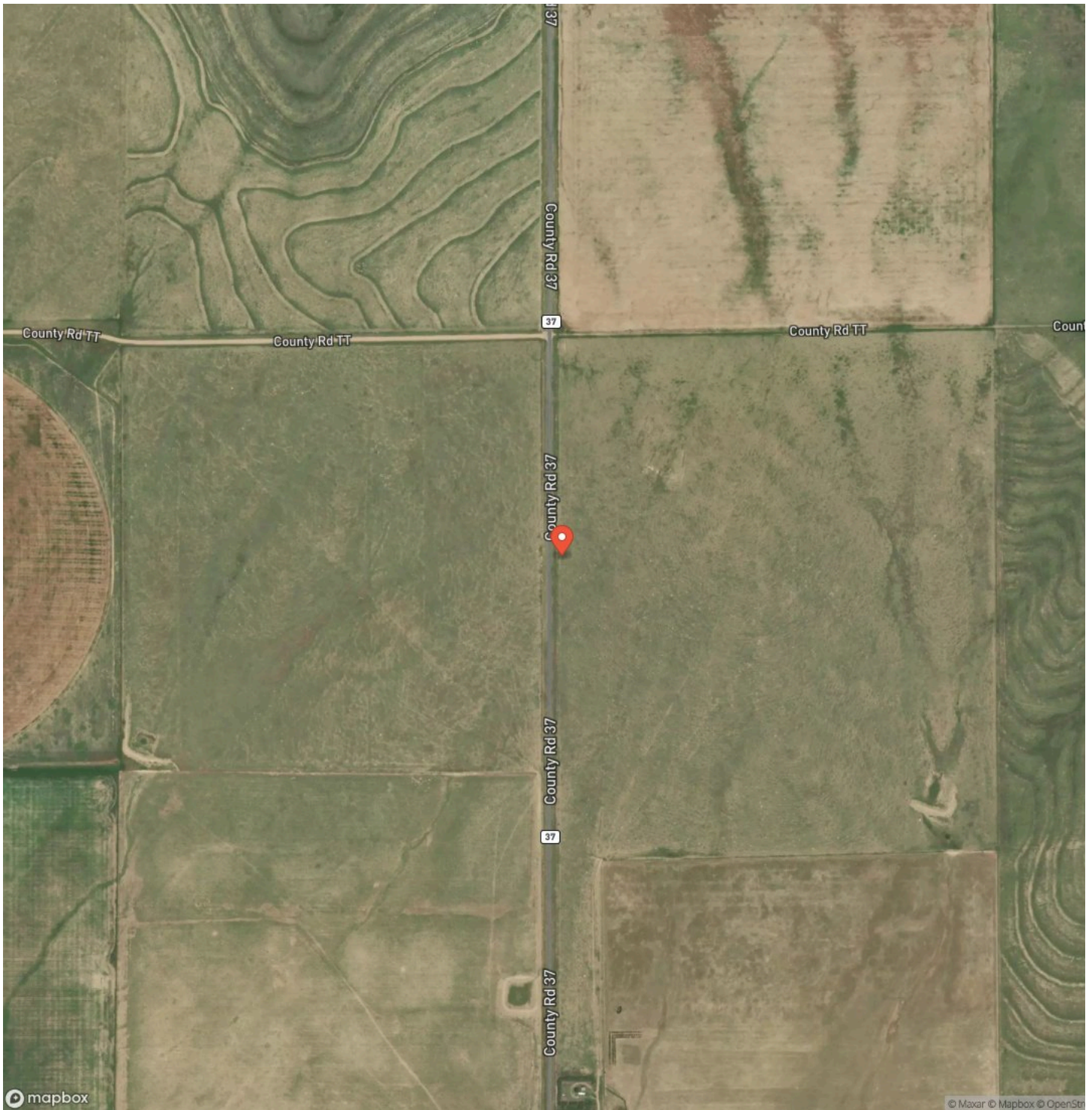
Locator Map



Locator Map



Satellite Map



Fenced Pasture with Paved Road Frontage & Wind Development Lease Hartman, CO / Prowers County

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

Merino, CO 80741

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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