

**Quarter Section of Cropland with Wind Development
Lease**
TBD County Road 47
Walsh, CO 81090

\$143,200
160± Acres
Baca County



Quarter Section of Cropland with Wind Development Lease Walsh, CO / Baca County

SUMMARY

Address

TBD County Road 47

City, State Zip

Walsh, CO 81090

County

Baca County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.2549 / -102.2226

Acreage

160

Price

\$143,200

Property Website

<https://greatplainslandcompany.com/detail/quarter-section-of-cropland-with-wind-development-lease-baca-colorado/115522/>



Quarter Section of Cropland with Wind Development Lease Walsh, CO / Baca County

PROPERTY DESCRIPTION

Baca County, CO - 160 Acres | Income-Producing Cropland with Wind Development Lease

Located just south of Walsh, Colorado, this approximately 160-acre parcel offers an excellent opportunity to acquire productive, income-producing cropland with additional potential income through a recently executed Wind Development Lease.

The property includes approximately **156.17 acres of tillable cropland**, consisting primarily of **Ascalon Sandy Loam soils with 0-1% slopes and Class 4c productivity**. The land has an established yield history and is well suited to crops commonly grown throughout the area, including wheat, milo, and millet. The property is currently planted to milo and has historically been operated under a **1/3 landlord / 2/3 tenant crop-share agreement**, providing an established agricultural income stream.

Adding further investment potential, the property has recently been enrolled in a **Wind Development Lease**, creating the possibility for additional annual income. Prospective buyers should contact the listing agent for specific lease terms, payment structure, development provisions, and other details.

Access is excellent, with **well-maintained county road frontage along multiple sides of the property**. Its convenient location near Walsh and nearby grain elevators provides practical access for farming operations and marketing of harvested crops.

The property also offers recreational appeal, with area hunting opportunities for **deer, antelope, pheasants, and other small game**.

Whether you are a farmer looking to expand an existing operation or an investor seeking productive agricultural land with diversified income potential, **Baca County, CO 160** presents a compelling combination of productive cropland, established agricultural income, excellent access, and potential wind-related revenue.

Property Highlights:

- Approximately 160 acres
- Approximately 156.17 acres of tillable cropland
- Located south of Walsh, Colorado
- Nearly 100% tillable
- Ascalon Sandy Loam soils
- Class 4c soils with 0-1% slopes
- Proven yield history
- Currently planted to milo
- Historically operated under a 1/3 landlord / 2/3 tenant crop-share lease
- Recently enrolled in a Wind Development Lease
- Potential for additional annual income
- County road frontage on multiple sides
- Convenient access to nearby grain elevators
- Hunting opportunities for deer, antelope, pheasants, and small game
- FSA information available upon request
- Showings by appointment only

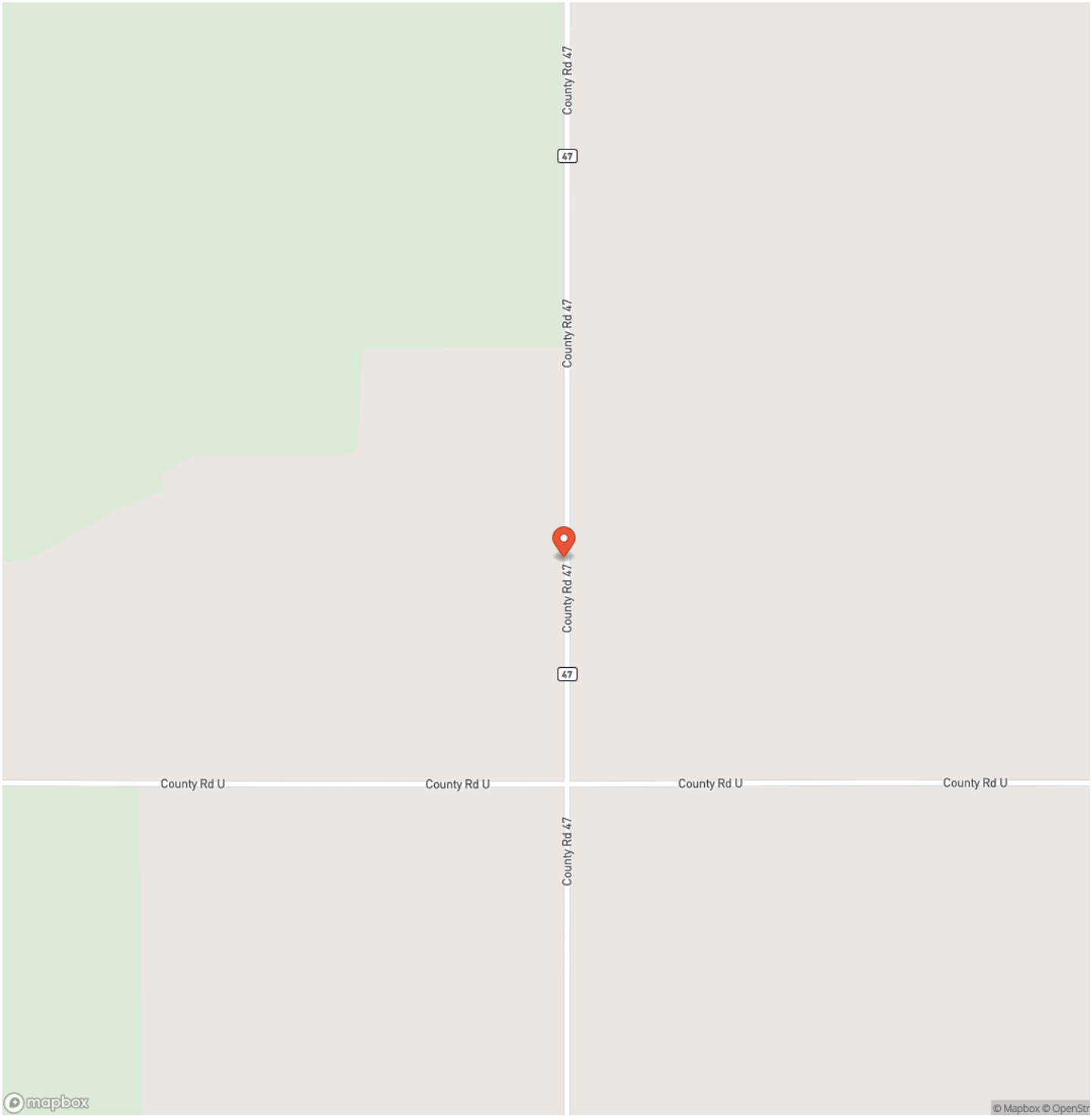
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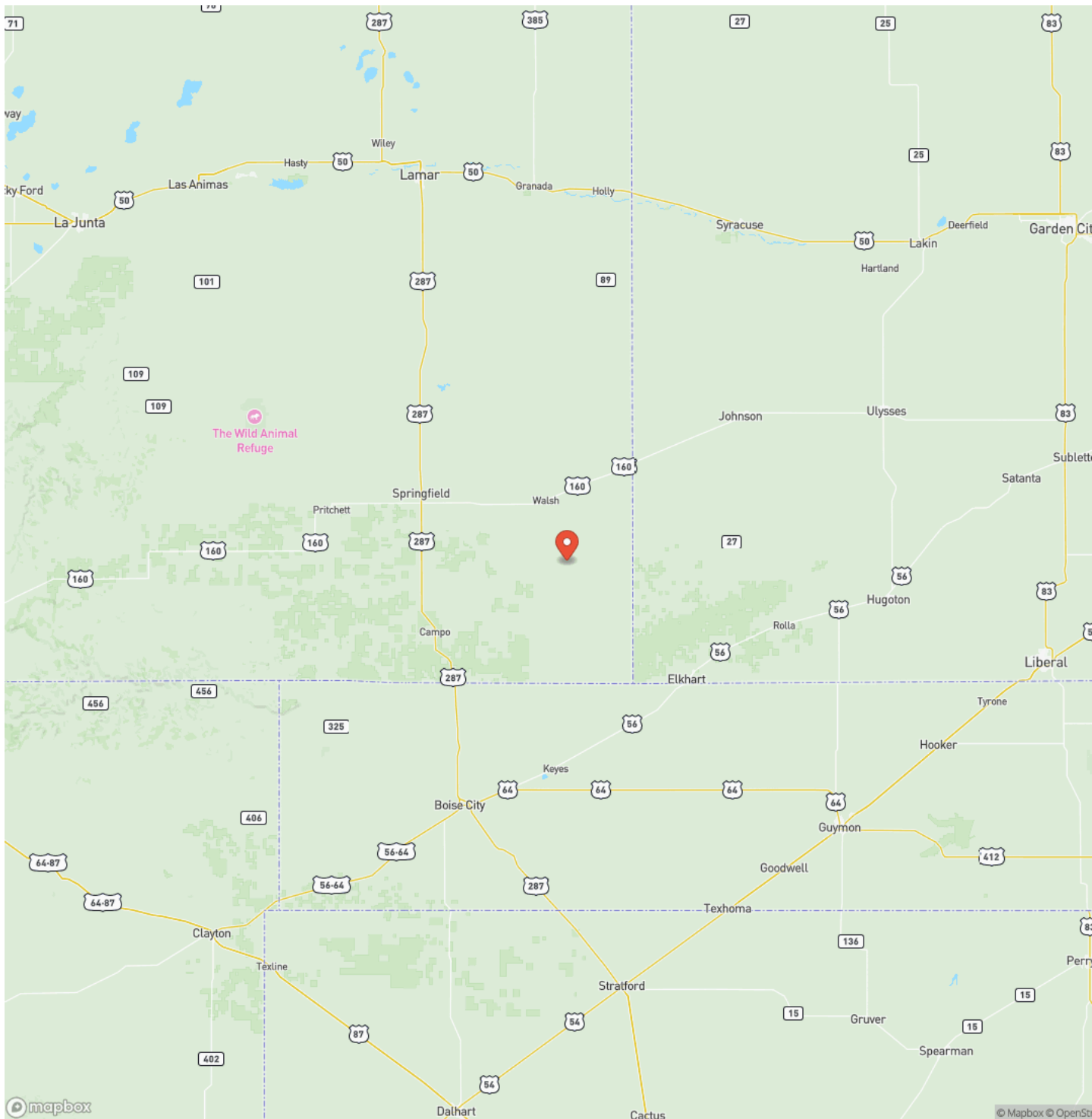
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Walsh, CO / Baca County



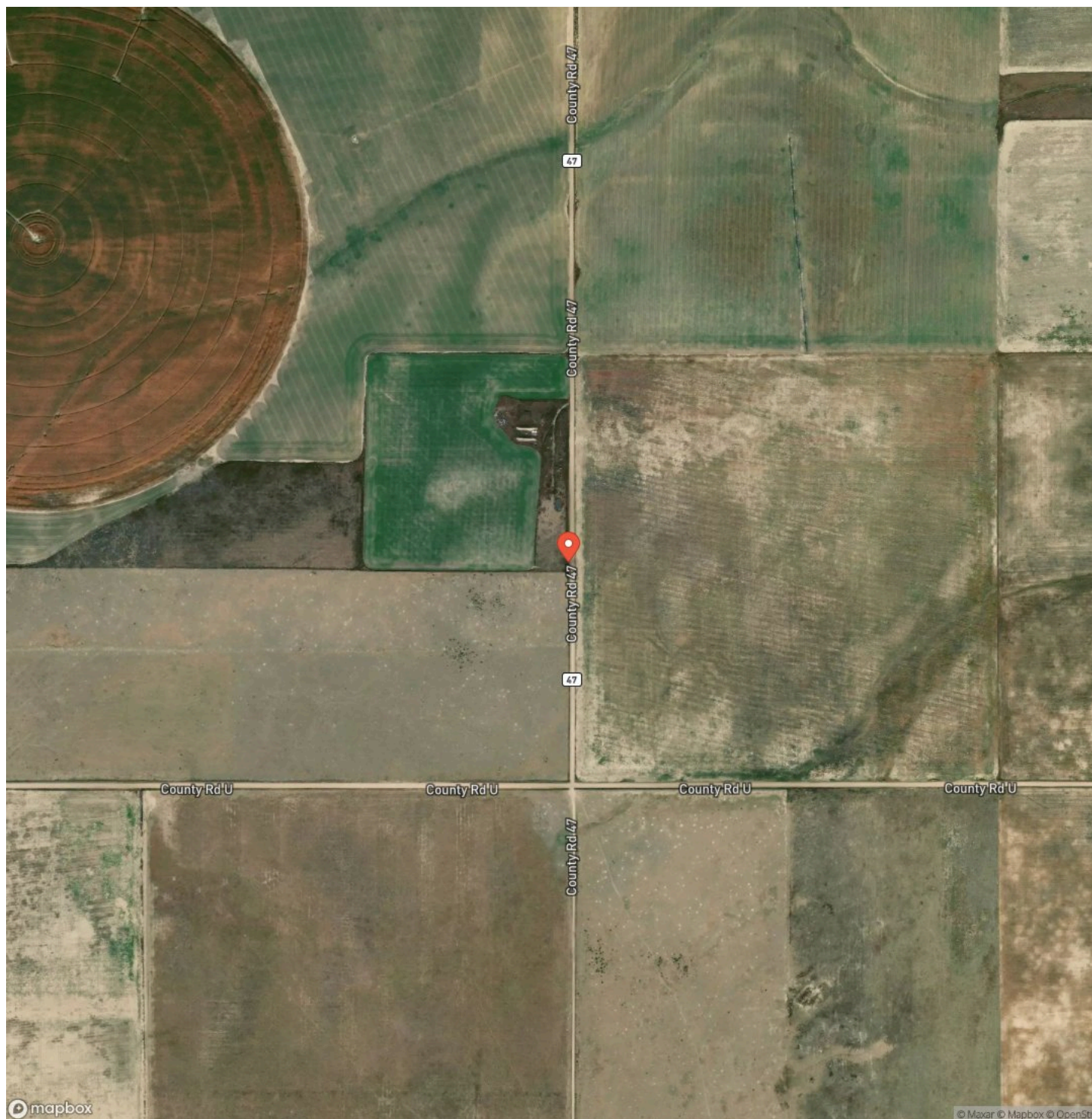
Locator Map



Locator Map



Satellite Map



**Quarter Section of Cropland with Wind Development Lease
Walsh, CO / Baca County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES



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