Affordable Colorado Land with CRP Income, Mountain Views (Parcel #3)
N/A 56th Ave
Deer Trail, CO 80701

$64,900
38.98± Acres
Adams County







SUMMARY

Address
N/A 56th Ave

City, State Zip
Deer Trail, CO 80701

County
Adams County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
39.7981 / -103.7851

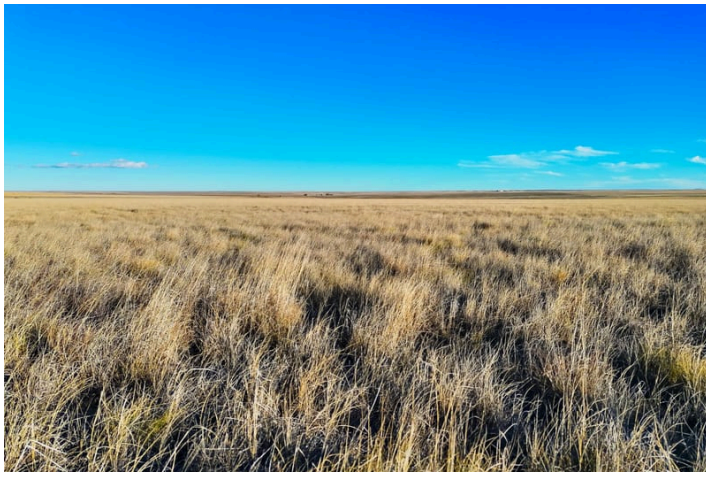
Acreage
38.98

Price
$64,900

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

38.97 Acres - Adams County, Colorado | Parcels #3

Affordable Colorado Land with CRP Income, Mountain Views & Recreational Opportunities

Don't miss this opportunity to own approximately 38.97 acres of Colorado land in Adams County, located northeast of Deer Trail and within reasonable driving distance of the Denver Metro Area.

These affordable parcels offer a great combination of recreational enjoyment, agricultural potential, and investment opportunity. Featuring maintained county road frontage, electricity available along the road, and distant mountain views, this property provides an excellent setting for a weekend getaway, future agricultural use, or a place to enjoy the wide-open spaces of Eastern Colorado.

Currently enrolled in the Conservation Reserve Program (CRP), the property generates approximately **$700 in annual income through 2033**, providing an opportunity for ongoing income for the new owner. Buyers may also have the option to remove the property from the CRP program following closing, subject to applicable program requirements, opening the door to potential uses such as livestock grazing or cropland production.

There are no HOAs or private covenants, with land use subject to Adams County regulations. A recently completed survey is available upon request. Outdoor enthusiasts will appreciate the recreational opportunities, including potential hunting for deer, antelope, predators, and small game.

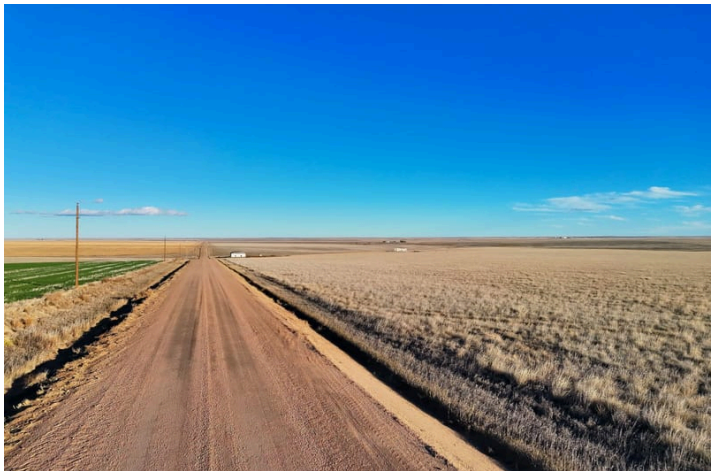
Whether you're looking for an affordable land investment, agricultural acreage, hunting property, or a quiet weekend escape from the city, these 38.97 acres offer plenty of possibilities. Additional acreage available contact the listing agent for details.

Contact the local Land Professional today for additional information or to schedule your private showing. Showings are by appointment only.

Property Highlights

- Approximately 77.95 acres - Parcels #3
- Located northeast of Deer Trail in Adams County, Colorado
- Approximately $700 in annual CRP income through 2033
- Electricity available along the road
- Maintained county road frontage
- Distant mountain views
- No HOA or private covenants
- Recently completed survey available upon request
- Recreational opportunities for deer, antelope, predator, and small game hunting
- Convenient access to the Denver Metro Area
- Additional acreage available

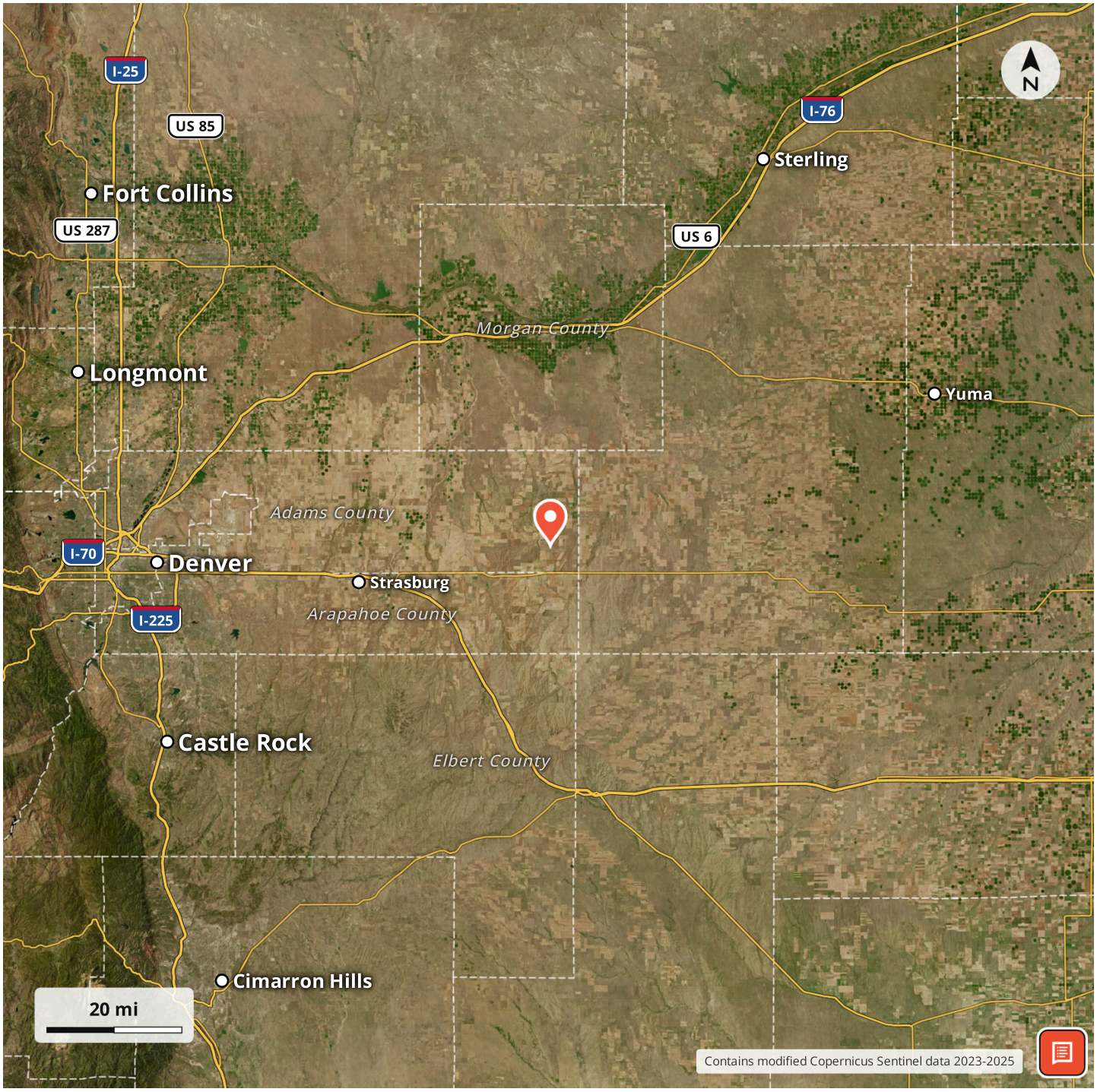
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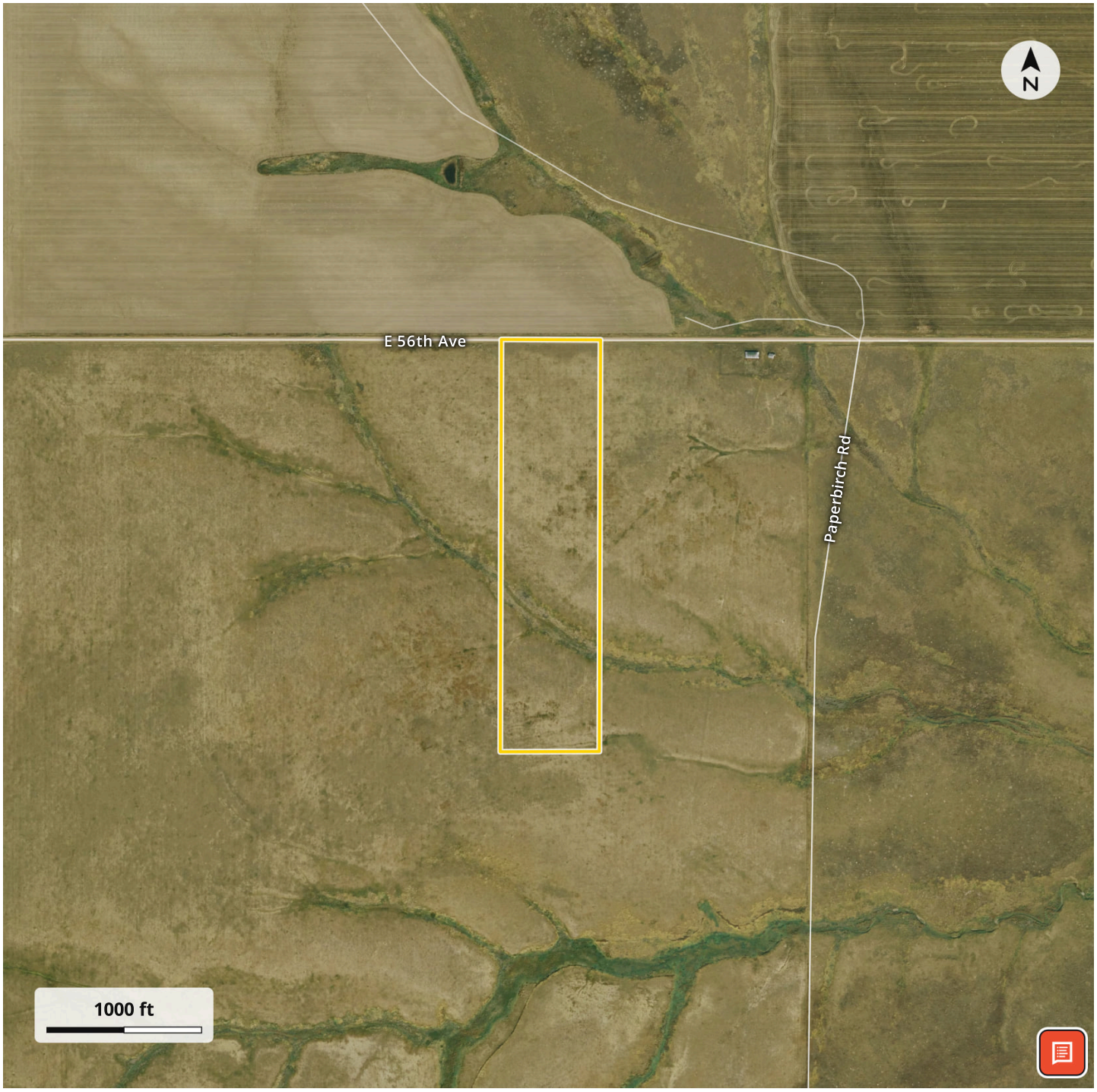




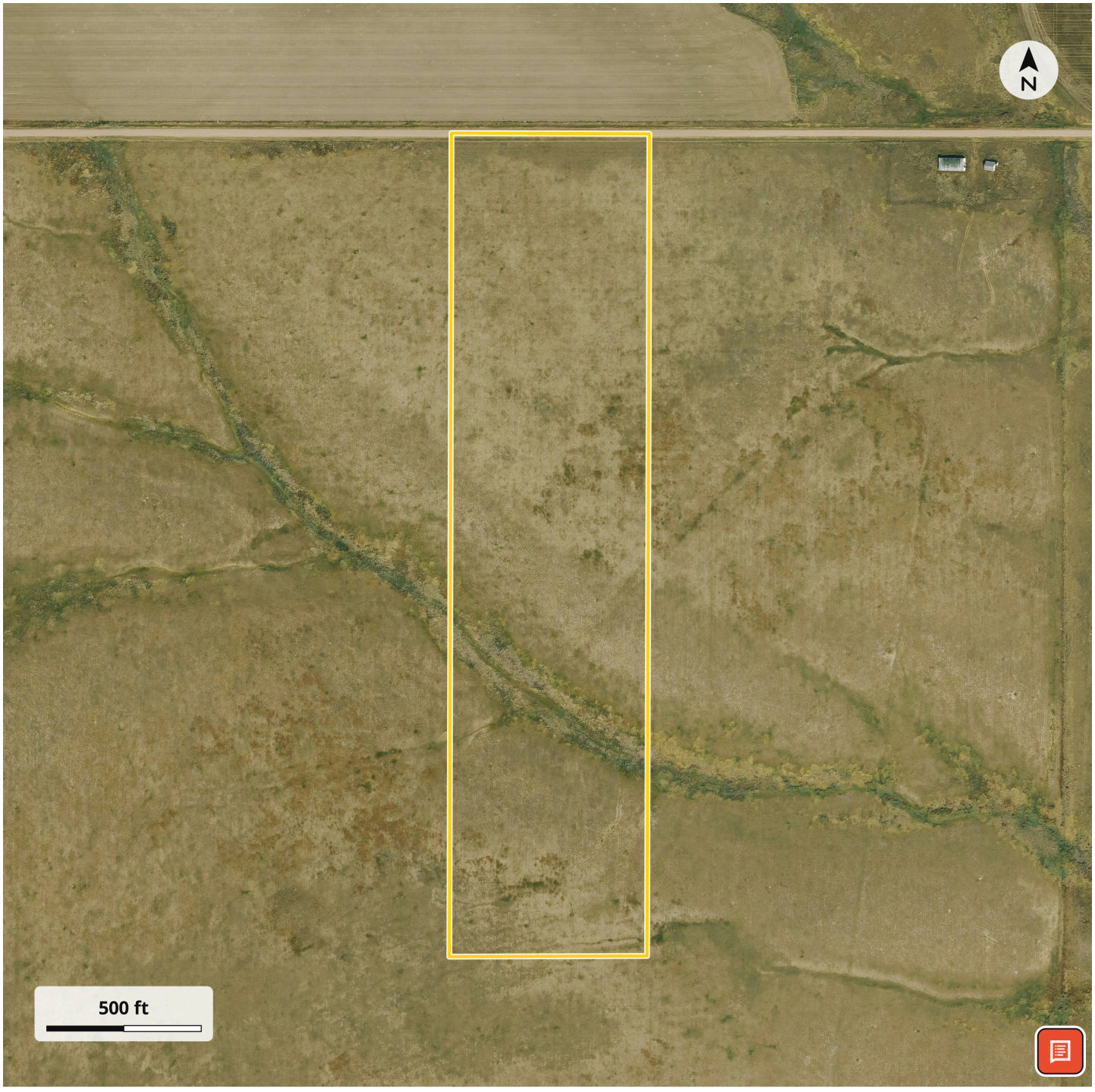

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Daniel Hunning

Mobile
(970) 227-1230

Office
(308) 524-9320

Email
daniel@greatplains.land

City / State / Zip
Merino, CO 80741

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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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