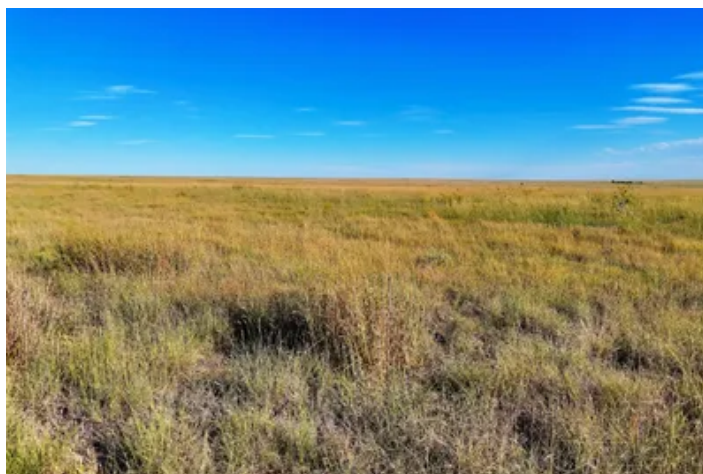


**Prowers County CRP Half Section with Wind
Development Lease**
County Road 37
Hartman, CO 81043

\$239,000
324.98± Acres
Prowers County



Prowers County CRP Half Section with Wind Development Lease
Hartman, CO / Prowers County

SUMMARY

Address

County Road 37

City, State Zip

Hartman, CO 81043

County

Prowers County

Type

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

Latitude / Longitude

38.1917 / -102.0827

Acreage

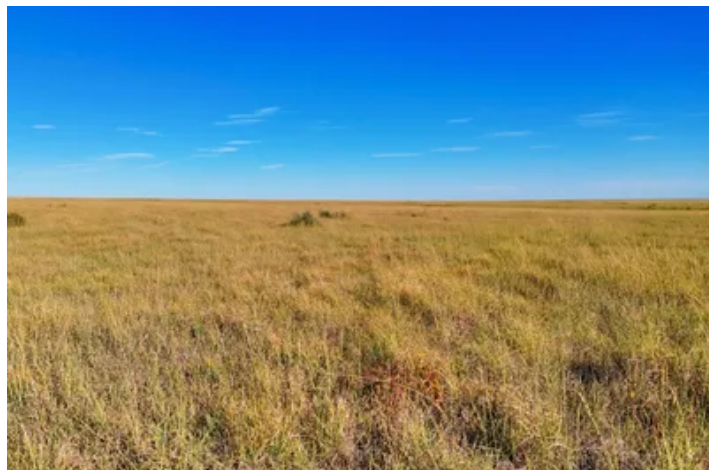
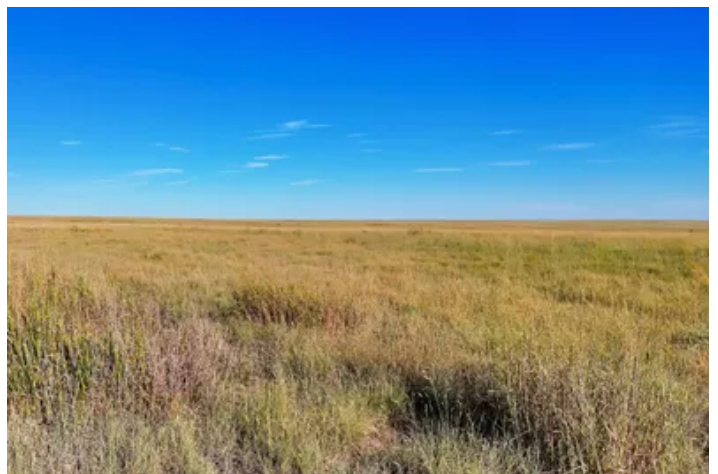
324.98

Price

\$239,000

Property Website

<https://greatplainslandcompany.com/detail/prowers-county-crp-half-section-with-wind-development-lease-prowers-colorado/117348/>



Prowers County CRP Half Section with Wind Development Lease Hartman, CO / Prowers County

PROPERTY DESCRIPTION

324.98 Acres | CRP & Wind Development Lease Income | Prowers County, CO

Located just north of Holly, Colorado, this **324.98-acre property in Prowers County** presents an exceptional opportunity for land investors seeking a combination of established income, renewable energy potential, agricultural upside, and recreational appeal.

The property currently includes a **CRP contract generating \$5,593.20 annually to the landowner through 2030**. Mid-management maintenance requirement under the current CRP contract has recently been completed. The property is predominantly comprised of **Class 4e soils**, offering potential for a return to agricultural production following expiration of the CRP contract, subject to applicable program requirements and land-use considerations. Crops commonly produced in the surrounding area include wheat, milo, corn, and millet. CRP and FSA information is available upon request.

Adding another potential source of future income, the property is enrolled in a **Wind Development Lease with ENGIE** as part of the **Wild Stallion Wind Project**. Buyers are encouraged to contact the listing agent for specific lease terms, development provisions, and potential compensation details. The combination of existing CRP income and potential future wind development revenue provides an attractive opportunity for investors looking for multiple avenues of income from a single property.

Approximately **27.68 acres along the paved county road are not enrolled in CRP**, providing flexibility and potential for a homesite or other future use, subject to county regulations and applicable approvals. Electricity is located nearby.

Beyond its investment characteristics, the property offers recreational opportunities typical of the region, including potential hunting for **deer, antelope, pheasants, and small game**. Excellent access is provided by a well-maintained paved county road, while nearby **Holly and U.S. Highway 50** provide convenient access to local services and transportation routes.

Whether you're looking to diversify an existing land portfolio, acquire acreage with established annual income, or position yourself for future agricultural and renewable-energy opportunities, this **324.98-acre Prowers County property** offers a compelling combination of current income, future potential, accessibility, and recreational value.

Property Highlights

- **324.98 total acres**
- Located just north of **Holly, Colorado**
- **CRP contract paying \$5,593.20 annually through 2030**
- CRP mid-management maintenance recently completed
- Predominantly **Class 4e soils**
- Potential return to agricultural production after CRP expiration, subject to applicable requirements
- Area crops include wheat, milo, corn, and millet
- **Wind Development Lease with ENGIE / Wild Stallion Wind Project**
- Approximately **27.68 acres not enrolled in CRP**
- Potential homesite opportunities along paved county road
- Electricity nearby
- Hunting opportunities for deer, pheasants, and small game
- Paved county road frontage and excellent access
- Convenient access to **Holly and U.S. Highway 50**
- Multiple potential income and land-use opportunities

CRP and FSA information available upon request. Buyers are encouraged to contact the listing agent for complete information regarding the Wind Development Lease, including lease terms, development provisions, and potential compensation.

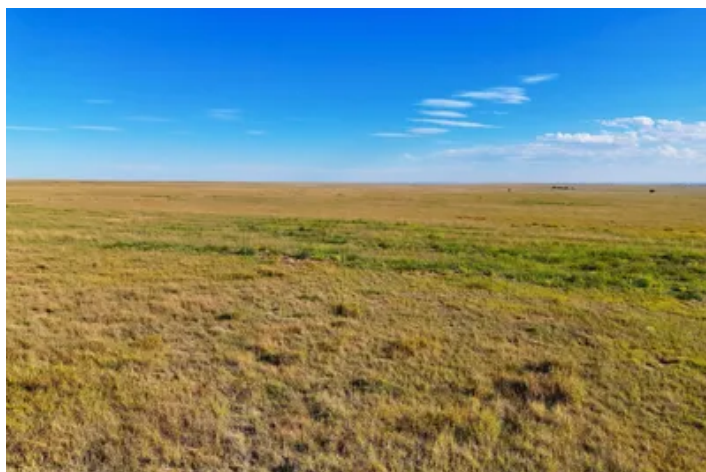
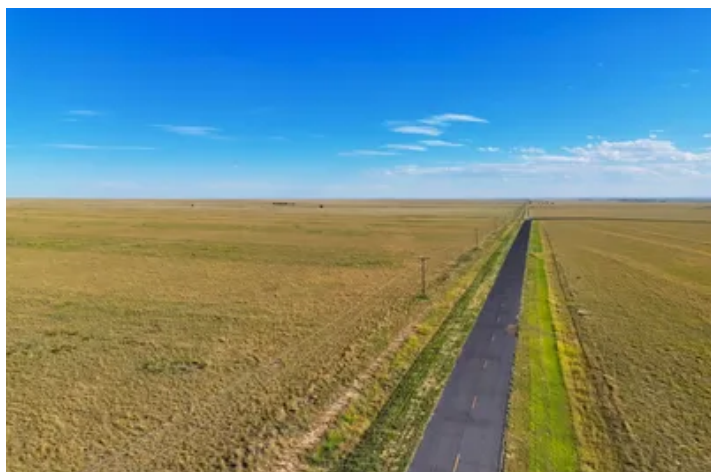
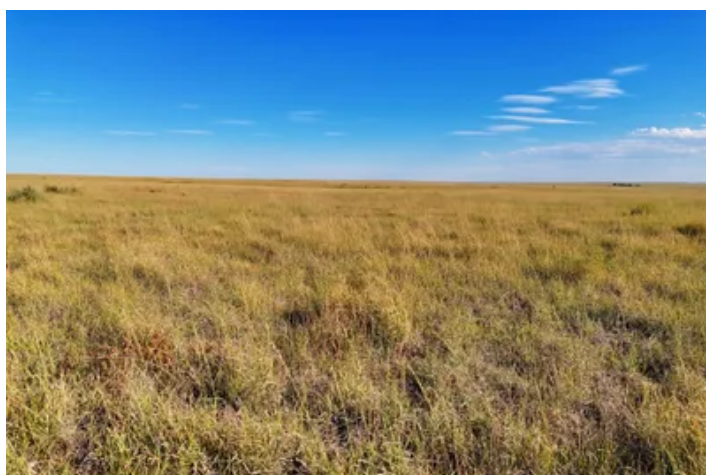
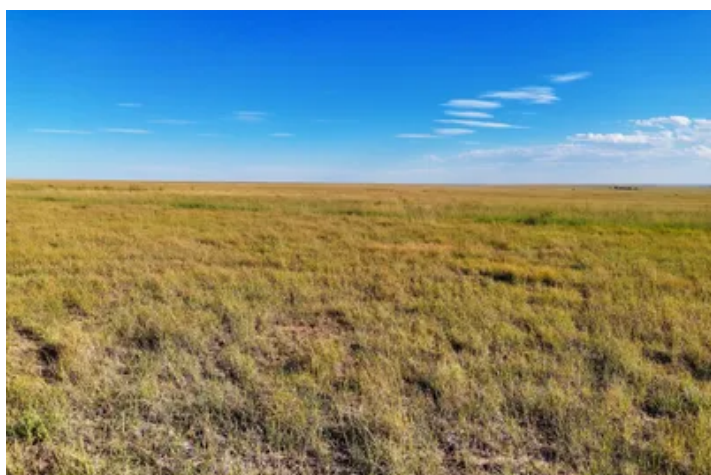
Buyer Broker Notice



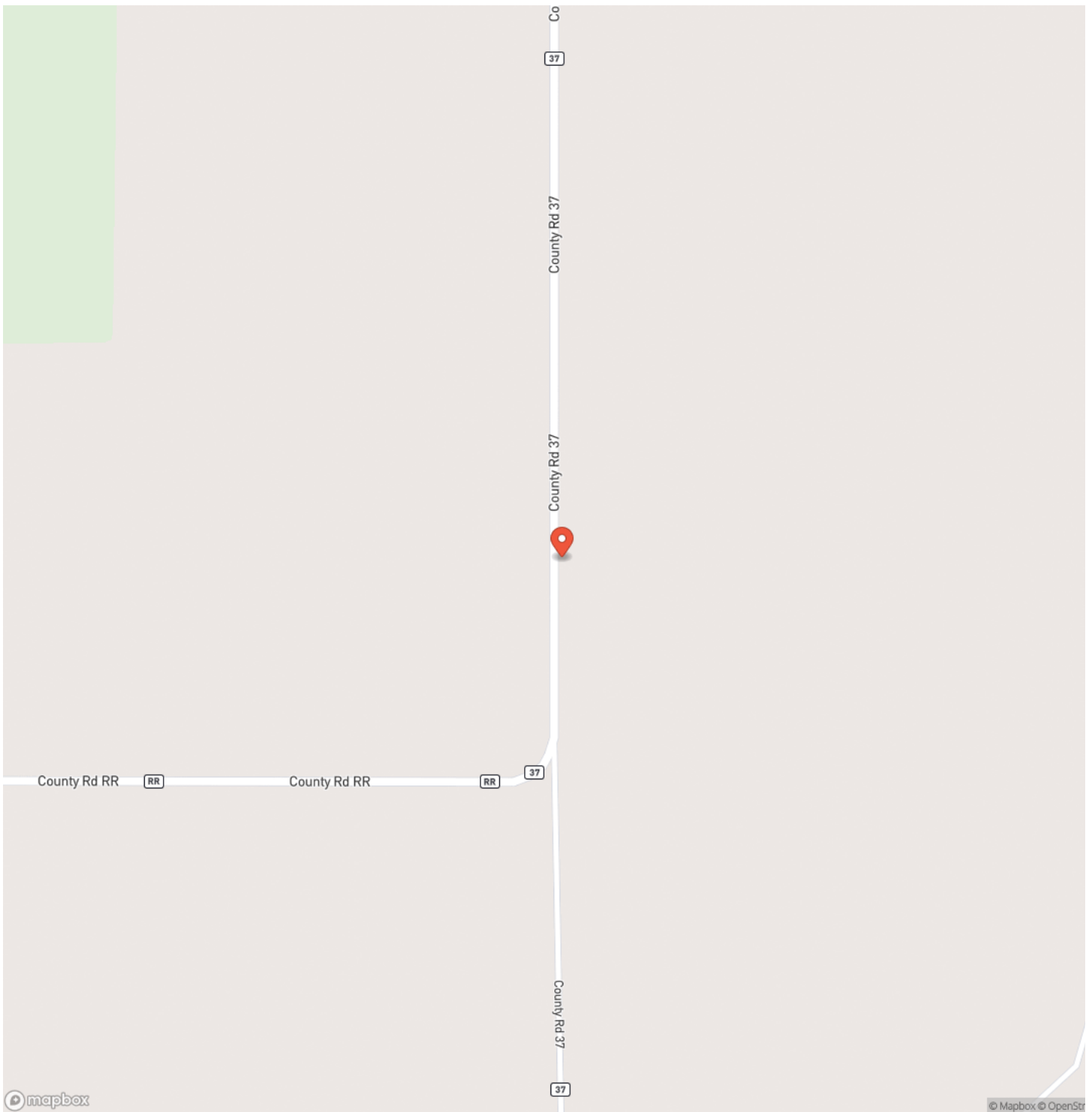
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified upon first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole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



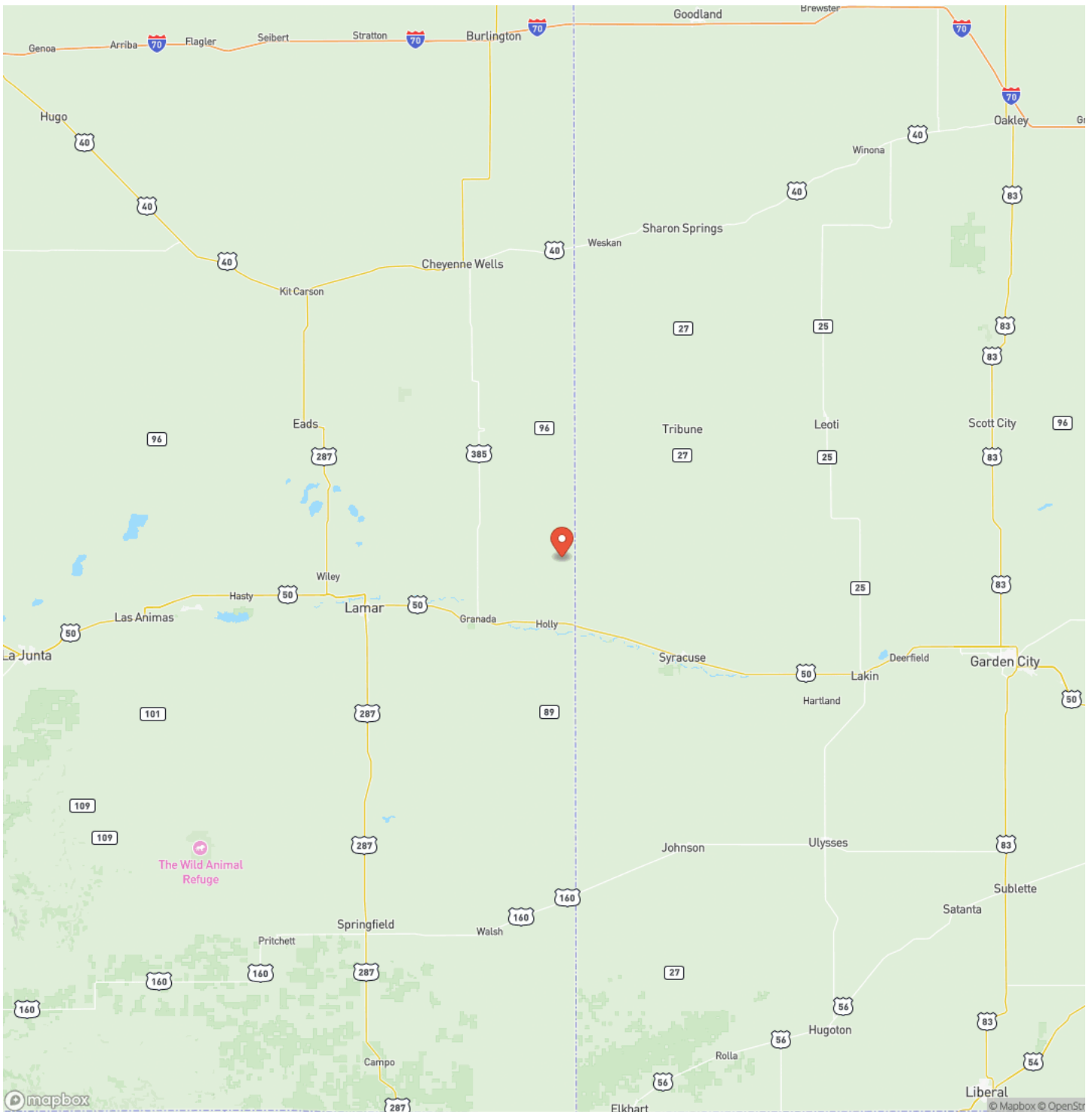
Prowers County CRP Half Section with Wind Development Lease
Hartman, CO / Prowers County



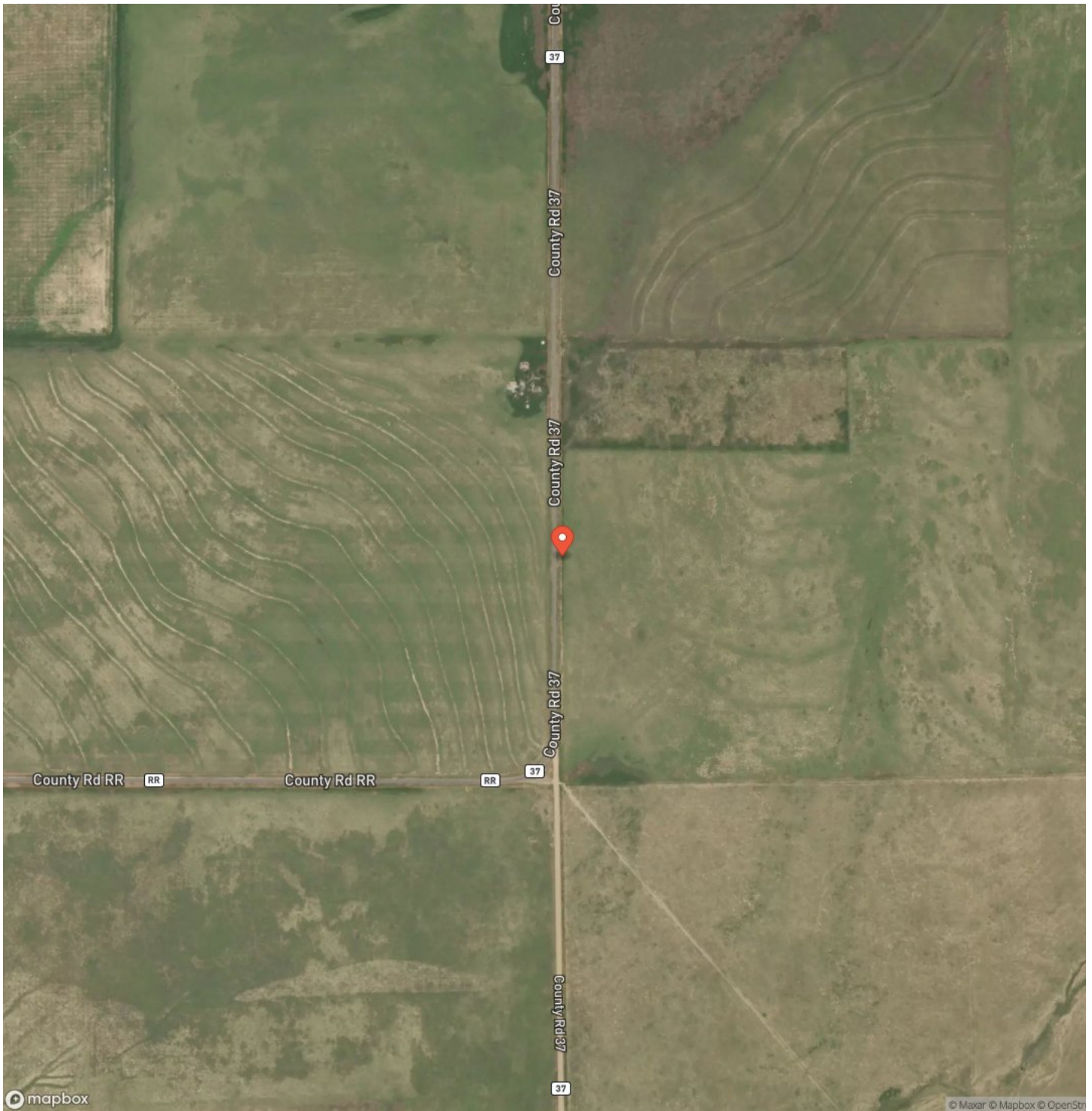
Locator Map



Locator Map



Satellite Map



**Prowers County CRP Half Section with 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 single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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