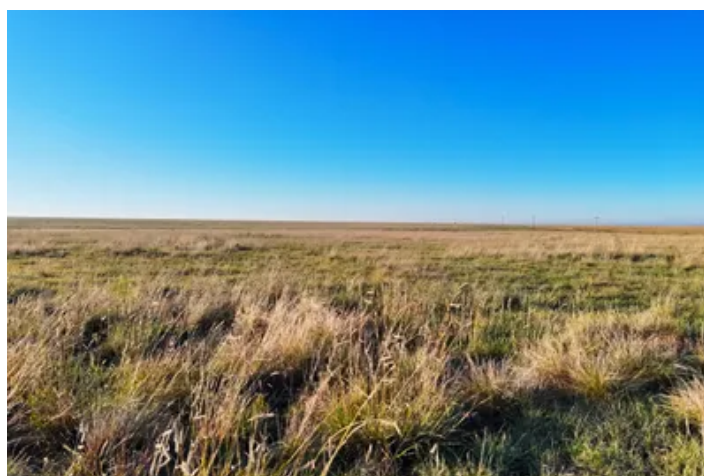
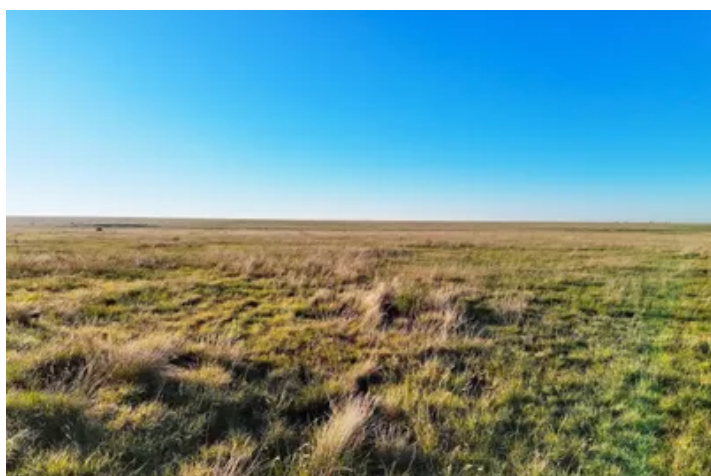


**Fenced Pasture with Shelter Belt & Wind Development
Lease**
TBD County Road 37
Hartman, CO 81047

\$420,000
480.2± Acres
Prowers County



Fenced Pasture with Shelter Belt & Wind Development Lease Hartman, CO / Prowers County

SUMMARY

Address

TBD County Road 37

City, State Zip

Hartman, CO 81047

County

Prowers County

Type

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

Latitude / Longitude

38.1879 / -102.0826

Acreage

480.2

Price

\$420,000

Property Website

<https://greatplainslandcompany.com/detail/fenced-pasture-with-shelter-belt-wind-development-lease-prowers-colorado/119489/>



Fenced Pasture with Shelter Belt & Wind Development Lease Hartman, CO / Prowers County

PROPERTY DESCRIPTION

480.2 acres of opportunity in Prowers County, Colorado, offering a compelling combination of productive pasture, annual wind lease income, recreational appeal, water infrastructure, and convenient access to paved roads. Whether you're a **local producer looking to expand your grazing operation, an investor seeking income-producing acreage, or a recreational buyer looking for a versatile Colorado property**, this tract deserves a close look.

The property is **fully fenced and well-suited for grazing**, with good native grass providing a solid foundation for a livestock operation. The seller is also willing to **lease the property back for grazing**, if desired, creating a potential turnkey arrangement for a buyer looking for immediate income or continued agricultural use.

Wind Lease Income

Adding to the property's investment appeal is an existing **wind development lease that provides annual income**. Buyers interested in the details of the lease and income structure are encouraged to contact the listing agent for additional information.

Water & Infrastructure

A **well share agreement for the water pipeline running from the farmstead to the north** will be provided by the seller. There is also an **older windmill water well located in the draw that runs through the property**. The condition and functionality of this older well are currently unknown.

Electricity is available along the road, adding to the property's potential for future improvements or development.

Recreation & Wildlife

For the recreational buyer, the property offers a great mix of **wildlife habitat and open-country hunting opportunities**. Deer, antelope, and small game are present, while a **mature shelterbelt and scattered trees along East Horse Creek** provide valuable cover and habitat as the creek winds through the center of the property.

Location & Access

Conveniently located near a **paved road**, the property offers easy access to **Holly, Colorado**, while maintaining the privacy and open-space character buyers seek in a rural acreage property. The combination of paved-road proximity, electricity along the road, potential building sites, grazing land, water infrastructure, wildlife, and existing wind income makes this a versatile holding with multiple possible uses.

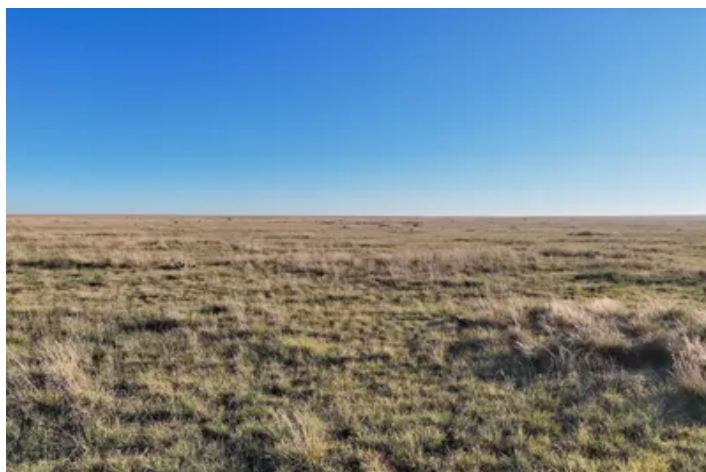
Whether you're looking to expand an agricultural operation, add income-producing acreage to your portfolio, establish a recreational retreat, or secure a productive piece of southeastern Colorado, this 480.2 acre property offers a rare combination of current income and long-term potential.

Contact the listing agent today for additional information on the wind development lease, water share agreement, grazing lease-back opportunity, and to schedule a private showing

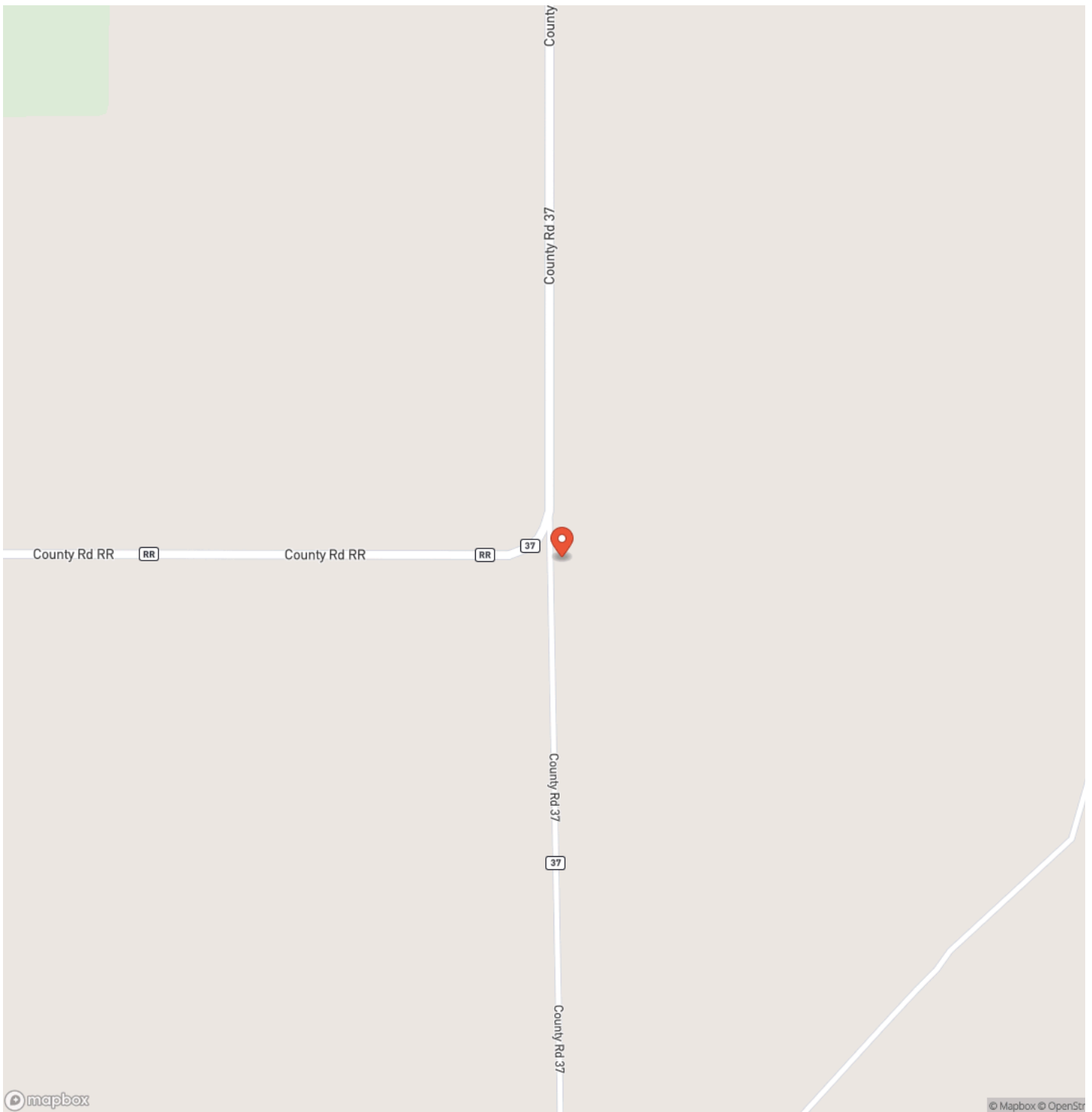
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



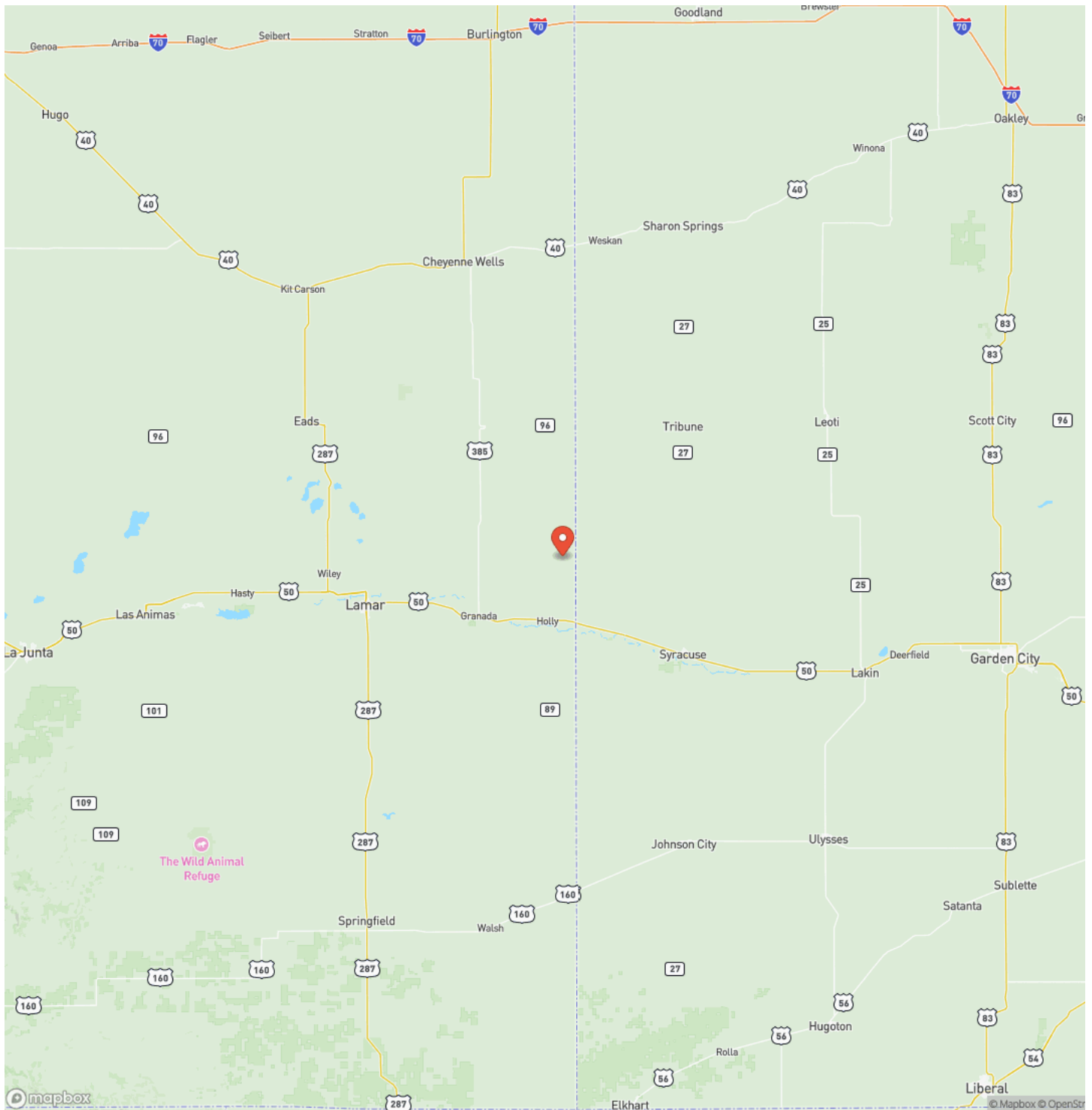
Fenced Pasture with Shelter Belt & Wind Development Lease
Hartman, CO / Prowers County



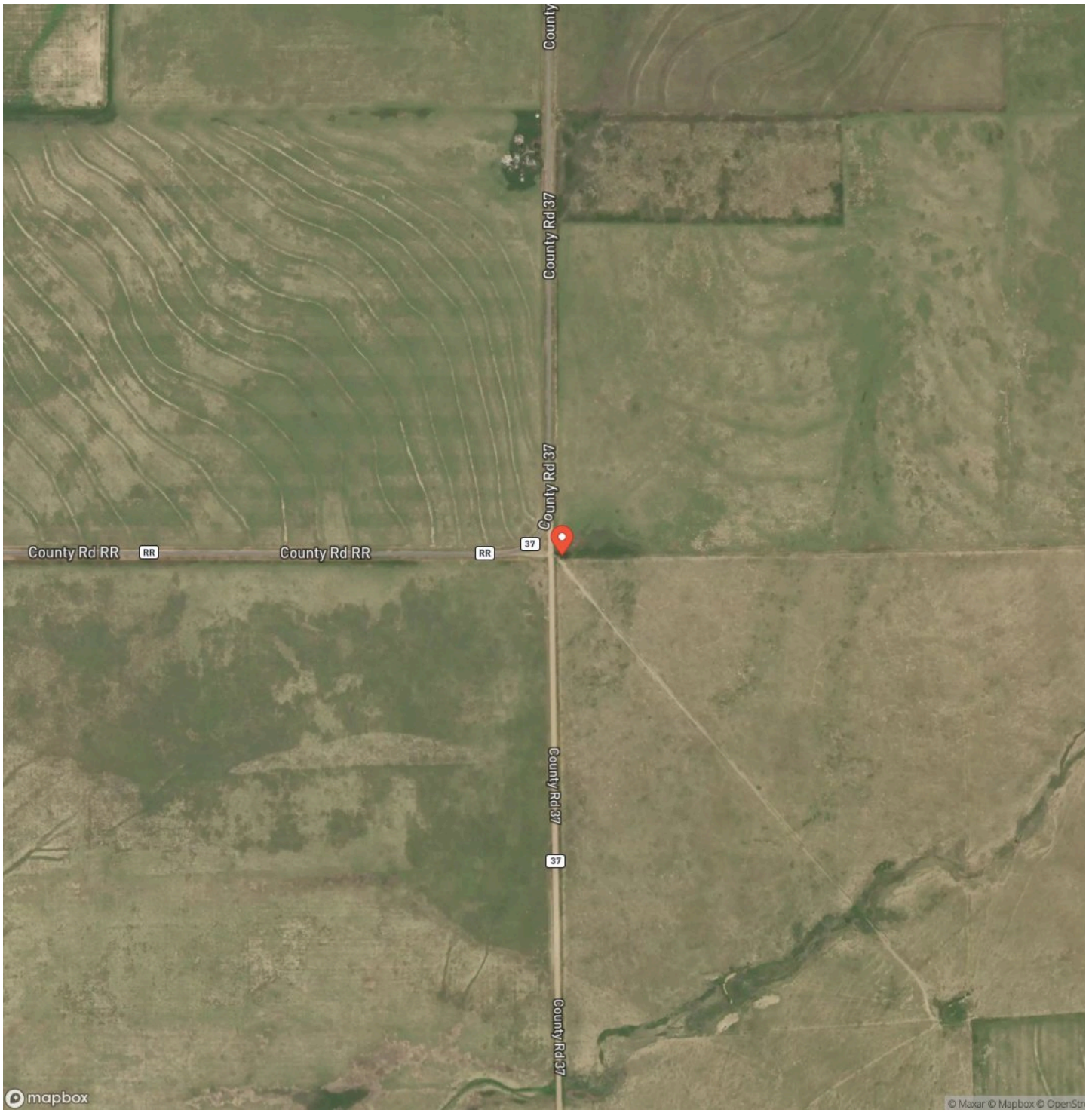
Locator Map



Locator Map



Satellite Map



Fenced Pasture with Shelter Belt & 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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