

**CRP Creek Bottom Recreational Property with Potential  
Building Sites**  
TBD County 35  
Ovid, CO 80744

**\$159,000**  
82± Acres  
Sedgwick County





## CRP Creek Bottom Recreational Property with Potential Building Sites Ovid, CO / Sedgwick County

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### **SUMMARY**

#### **Address**

TBD County 35

#### **City, State Zip**

Ovid, CO 80744

#### **County**

Sedgwick County

#### **Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

40.8149 / -102.325

#### **Acreage**

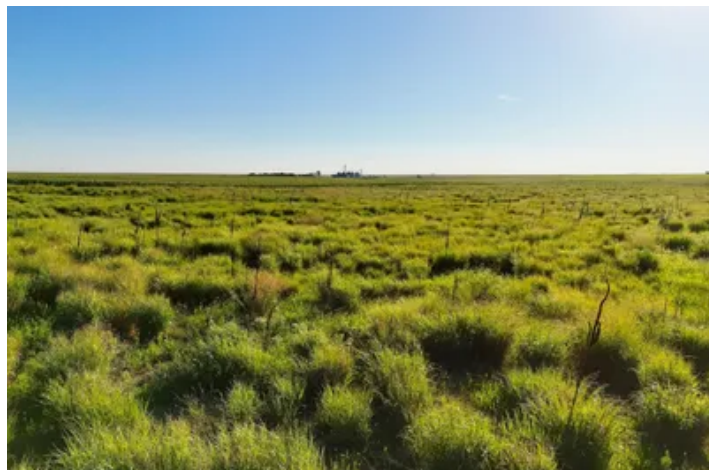
82

#### **Price**

\$159,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/crp-creek-bottom-recreational-property-with-potential-building-sites-sedgwick-colorado/115865/>



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### PROPERTY DESCRIPTION

#### **82+/- Acres with CRP Income, Sand Creek Frontage & Hunting — Sedgwick County, Colorado**

**Income-producing land with Sand Creek frontage, quality wildlife habitat, hunting opportunities, and potential building sites south of Julesburg, Colorado.**

If you're looking for a versatile Colorado property that combines **income, recreational appeal, wildlife habitat, and future land-use potential**, this 82-acre parcel in Sedgwick County deserves a closer look.

Approximately **24.99 acres are enrolled in a new 10-year Conservation Reserve Program (CRP) contract**, providing approximately **\$950 in annual income through 2036**. The established CRP grasses offer valuable cover for wildlife and create excellent habitat for pheasants and other upland game birds.

The balance of the property includes **Sand Creek bottomland and expired CRP acreage**, providing a variety of potential uses. Depending on applicable FSA regulations and program requirements, the expired CRP ground may offer opportunities for agricultural production or future enrollment in an additional Conservation Reserve Program (CRP).

#### **Sand Creek & Wildlife**

One of the property's standout features is its **Sand Creek frontage**. The creek and surrounding cover provide a natural wildlife corridor, particularly for deer moving through the area during the rut and after neighboring crop fields have been harvested.

Sedgwick County is known for its strong populations of **pheasants, upland birds, and deer**, making this property particularly appealing to recreational landowners and hunters. The combination of creek bottom, CRP cover, and surrounding agricultural ground creates a diverse habitat environment with excellent recreational potential.

#### **Access & Building Potential**

**County Road 35 runs along the western boundary**, providing maintained, year-round access to the property. Paved **State Highway 385** and the community of **Julesburg** are conveniently nearby, making the property easily accessible while still offering the privacy and open-space setting many land buyers are looking for.

**Power is located along the county road**, and several areas of the property offer potential building sites. Buyers should conduct their own due diligence regarding building requirements, utilities, access, water, septic, zoning, and other applicable county regulations.

#### **Investment, Recreation & Future Potential**

This property offers a rare combination of **immediate CRP income and recreational value**, while retaining potential flexibility for the future. Whether your goal is to own a private hunting and recreational retreat, add income-producing acreage to your land portfolio, or secure a property with multiple potential land-use options, this 82-acre parcel provides an attractive opportunity in northeastern Colorado.

#### **Property Highlights**

- **82+/- acres** in Sedgwick County, Colorado
- Located **just south of Julesburg**
- **24.99 acres enrolled in a new 10-year CRP contract**
- **\$950 annual CRP income through 2036**
- **Sand Creek frontage**
- Excellent habitat for **pheasants and upland birds**
- Deer travel corridor with recreational hunting potential
- Creek bottom and expired CRP acreage
- Potential agricultural use or future CRP enrollment on expired CRP acreage, subject to FSA requirements
- **County Road 35 along the western boundary**
- Maintained, year-round road access



- Conveniently located near **State Highway 385 and Julesburg**
- **Power along the county road**
- Multiple potential building sites
- Attractive combination of **income, hunting, wildlife, and future land-use potential**

**Acreage & Boundaries:** A survey will be completed prior to closing to establish the exact property boundaries and acreage.

**Schedule a Private Showing:** Contact the listing agent, a Land Professional, for additional information, property details, or to schedule a private showing.

**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 must be 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.



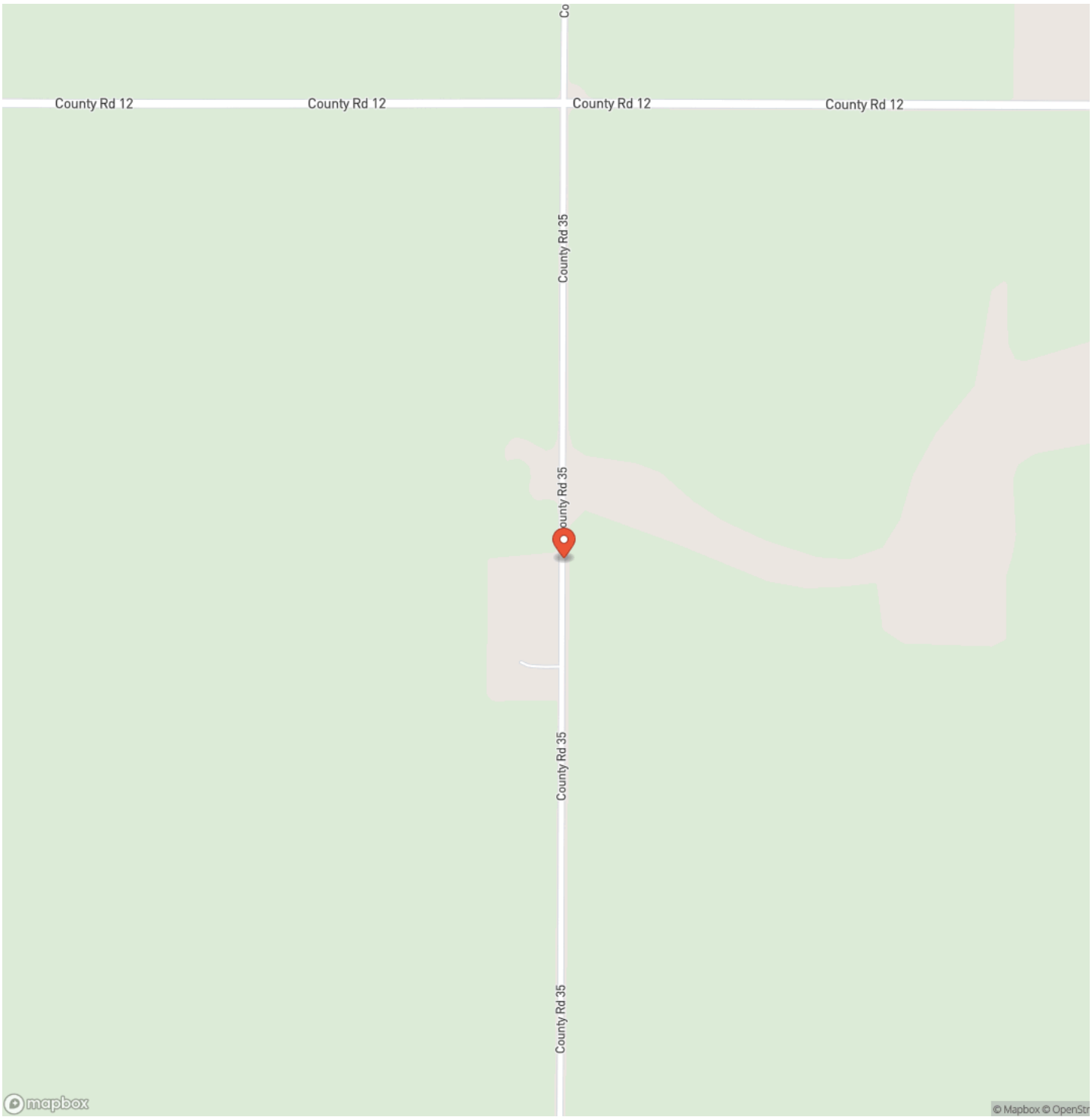


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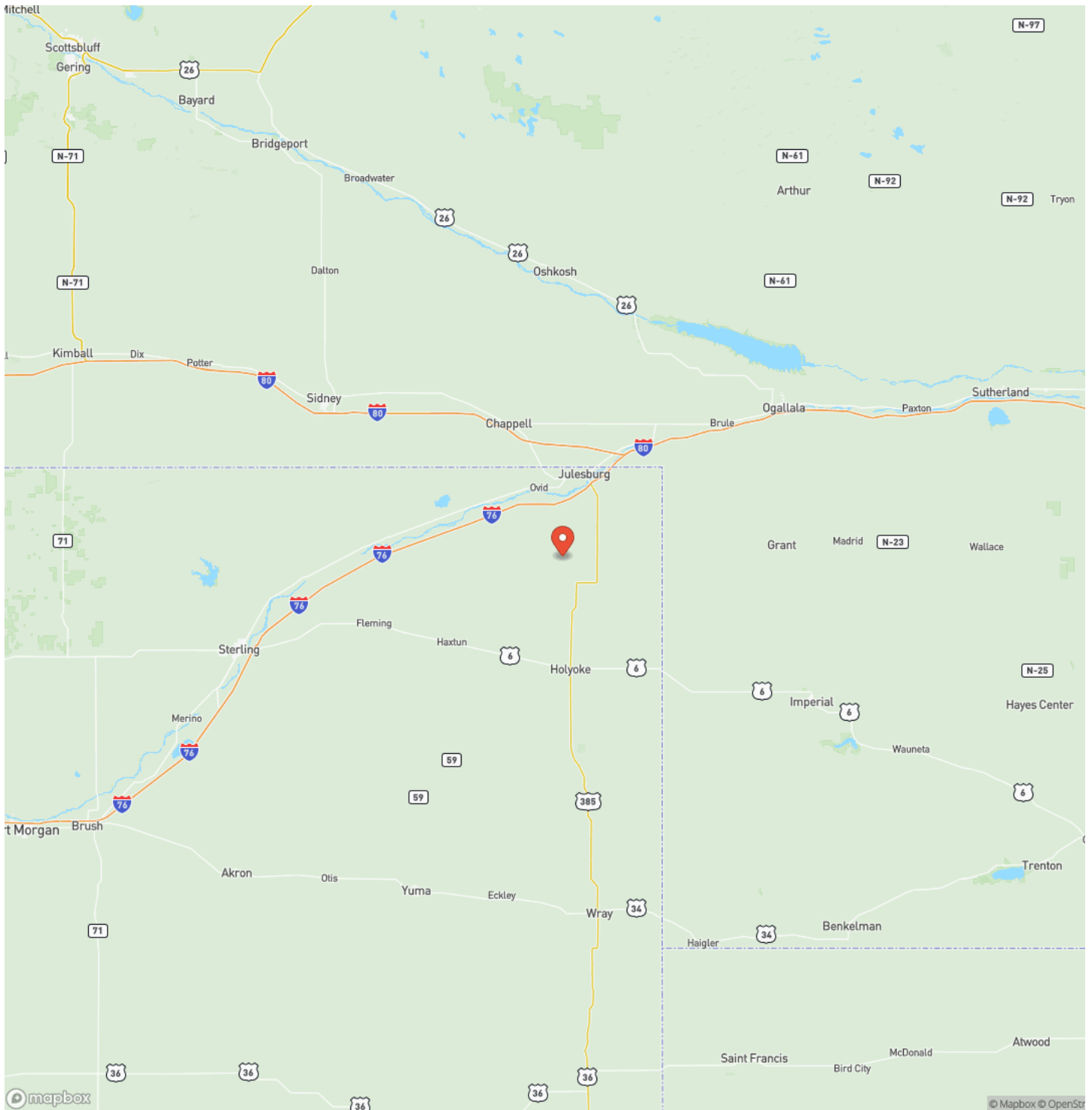
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# Locator Map



## Locator Map



**GREAT PLAINS**

LAND CO.



## Satellite Map





## CRP Creek Bottom Recreational Property with Potential Building Sites

### 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

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## **DISCLAIMERS**

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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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