

**Quarter Section of Quality Cropland with Good Road
Access**
TBD County Road 31
Otis, CO 80743

\$188,000
160± Acres
Washington County



Quarter Section of Quality Cropland with Good Road Access Otis, CO / Washington County

SUMMARY

Address

TBD County Road 31

City, State Zip

Otis, CO 80743

County

Washington County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.0169 / -103.0056

Acreage

160

Price

\$188,000

Property Website

<https://greatplainslandcompany.com/detail/quarter-section-of-quality-cropland-with-good-road-access-washington-colorado/110525/>



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Quarter Section of Quality Cropland with Good Road Access Otis, CO / Washington County

PROPERTY DESCRIPTION

Washington County, Colorado | 160± Acres

This exceptional quarter section of productive eastern Colorado farmland offers a rare opportunity for both agricultural operators and investors seeking a proven income-producing asset. Encompassing 160± acres, the property is turn-key and ready to contribute to an existing farming operation or diversify an agricultural investment portfolio.

The farm consists primarily of highly productive Platner loam soils with 0-3% slopes and a strong history of crop production. Area crops include wheat, milo, millet, and corn, providing flexibility for a variety of farming programs. All tillable acreage is currently leased under a 1/3 landlord, 2/3 tenant crop-share agreement, offering immediate income potential. Annual returns will vary based on crop selection, planted acres, commodity markets, and weather conditions. FSA information is available upon request.

Beyond its agricultural value, the property offers excellent recreational and hunting opportunities. Hell Creek, frontage and an established wildlife shelterbelt create attractive habitat for deer, antelope, upland birds, and small game. Located within Colorado Big Game Management Unit 100, the property qualifies in Colorado's Landowner Preference Program, providing eligibility for deer and antelope vouchers. Additional income potential may be realized through a hunting lease.

With productive cropland, recreational appeal, low property taxes, and established income potential, this property presents an outstanding opportunity in Washington County, Colorado.

Property Highlights

- 160± acres (NE 1/4 Sec. 31, T1N, R50W)
- Predominantly productive Platner loam soils
- Strong proven crop production history
- Current crop-share lease providing annual income
- Potential hunting lease income
- Hell Creek frontage
- Established wildlife shelterbelt
- Located in Colorado GMU 100
- Eligible for Landowner Preference Program
- Deer, antelope, upland bird, and small game hunting
- Low annual property taxes

For additional information or to schedule a private showing, please contact the listing Land Professional.

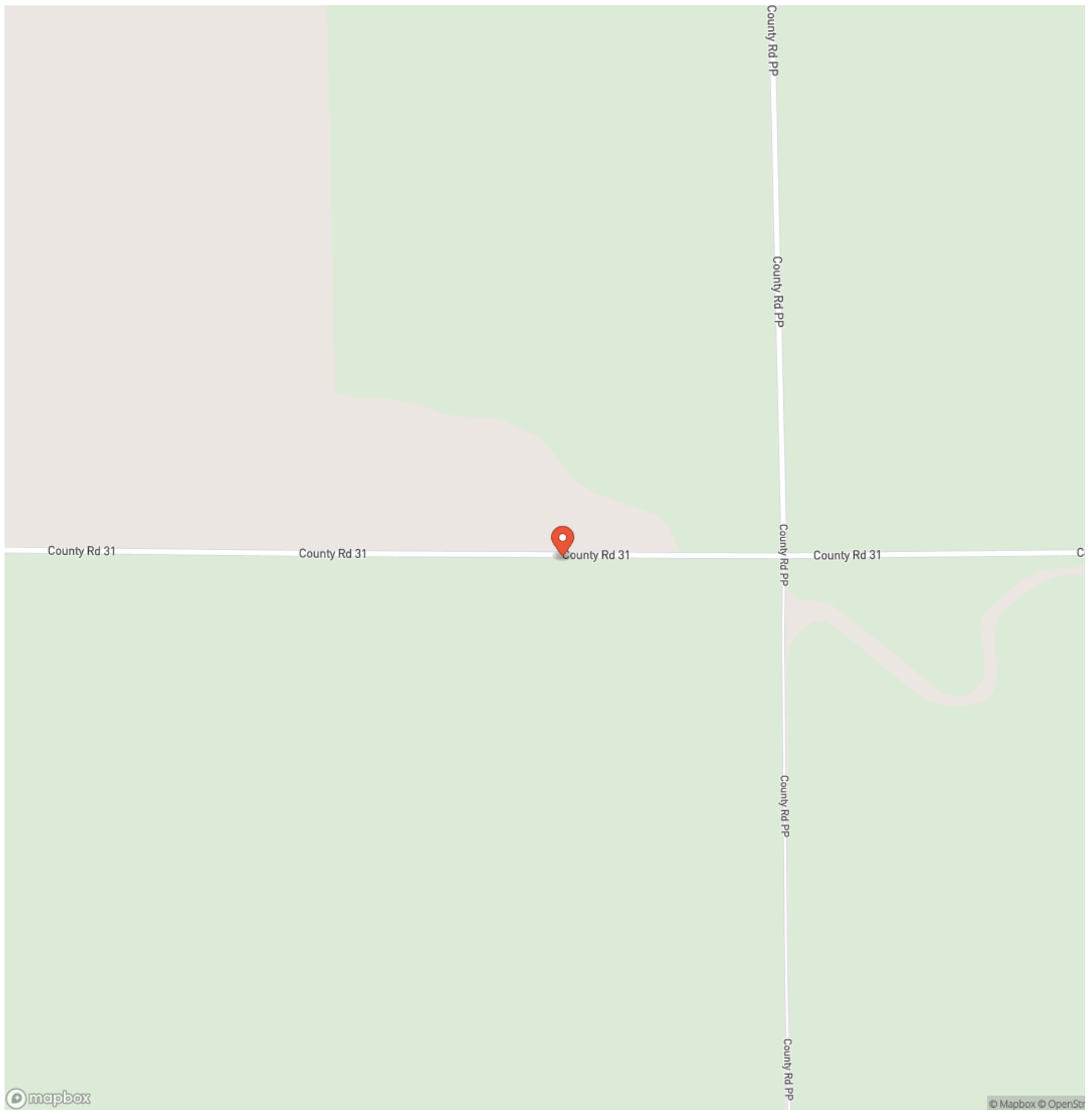
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Locator Map



Satellite Map



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GREAT PLAINS

LAND CO.

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