CRP Investment & Recreational Opportunity
TBD Road 26
Holly, CO 81047

$260,000
320± Acres
Prowers County

[redacted]

MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
TBD Road 26

City, State Zip
Holly, CO 81047

County
Prowers County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
37.648 / -102.2922

Acreage
320

Price
$260,000

Property Website
https://greatplainslandcompany.com/detail/crp-investment-recreational-opportunity-/prowers/colorado/100639/

PROPERTY DESCRIPTION

Prowers County, CO 320

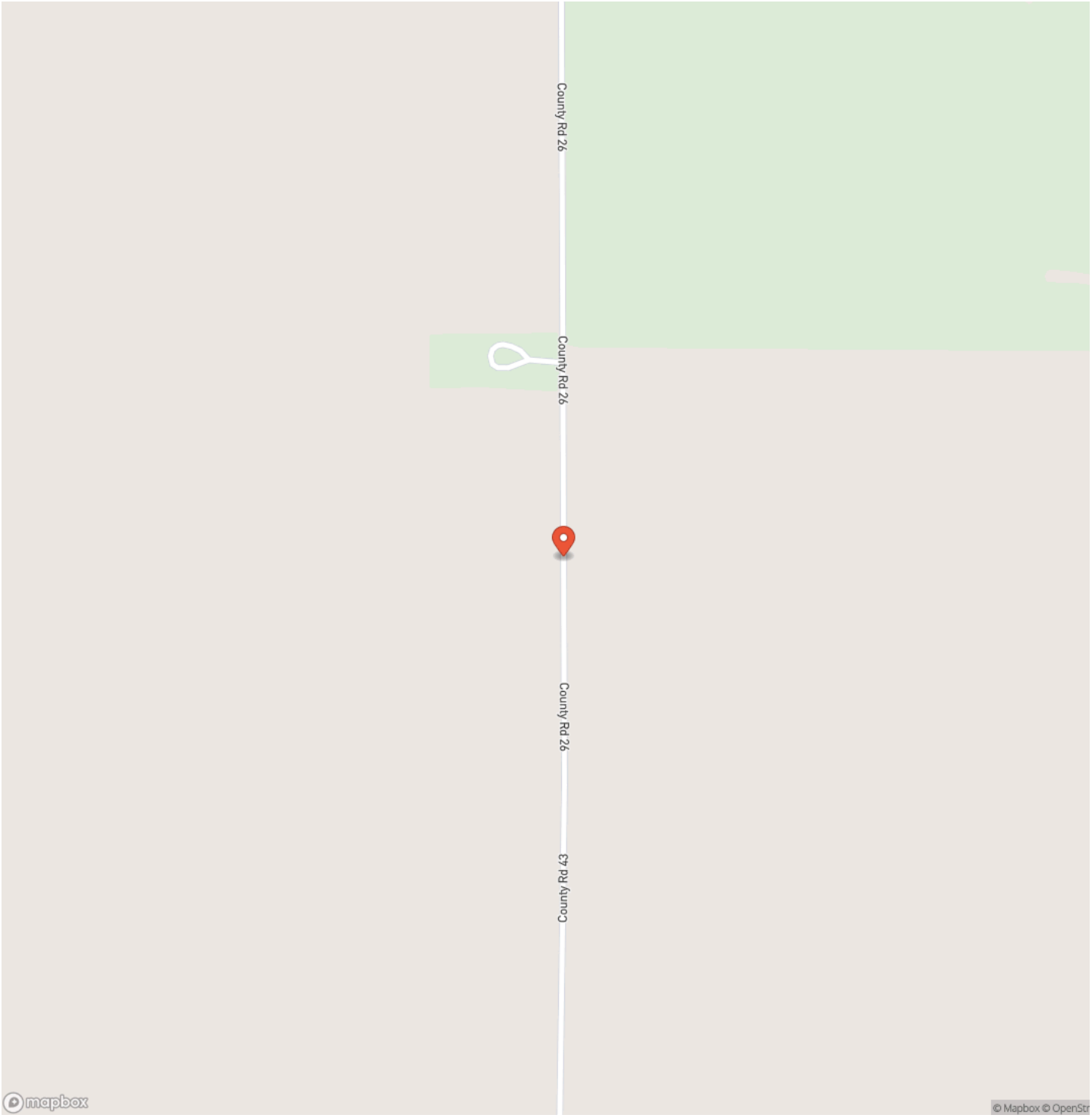
Here is a parcel of CRP offering over 4% annual return on investment and hunting opportunities. Enrolled in CRP until 2032, with the annual payment of approximately $10,546 making this property a great long-term investment for the conservation minded investor. Bordering the property, there is current farming of wheat, milo, and millet. With mostly level Class IV soils, the parcel has the option to be put back into cropland production once the current CRP contract expires in 2032 if desired. This parcel located near Little Bear Creek which acts as a natural travel corridor for local deer and antelope. Thick CRP grasses with neighboring irrigated cropland creates the ability to hold a large amount of wildlife in the area. Known for its trophy whitetail & mule deer, this property is in Colorado Big Game Management Unit 139. The property also qualifies for deer & antelope vouchers in the Colorado Parks & Wildlife Landowner Preference Program. Several deer were on the property while taking pictures and can be seen in multiple photos. Good county road frontage makes for easy access and is only a short distance from Paved Highway 89. Contact the Land Professional for more information or to set up a showing on this investment opportunity. ***Showings by appointment only***

Property Details:

- Located South of Holly, CO
- CRP contracts paying roughly $10,546 until 2032
- Above a 4% Annual Return
- Mostly level Class 4 soils
- Recreational & Hunting opportunities
- Good County Road Frontage
- Low Taxes

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.

Locator Map



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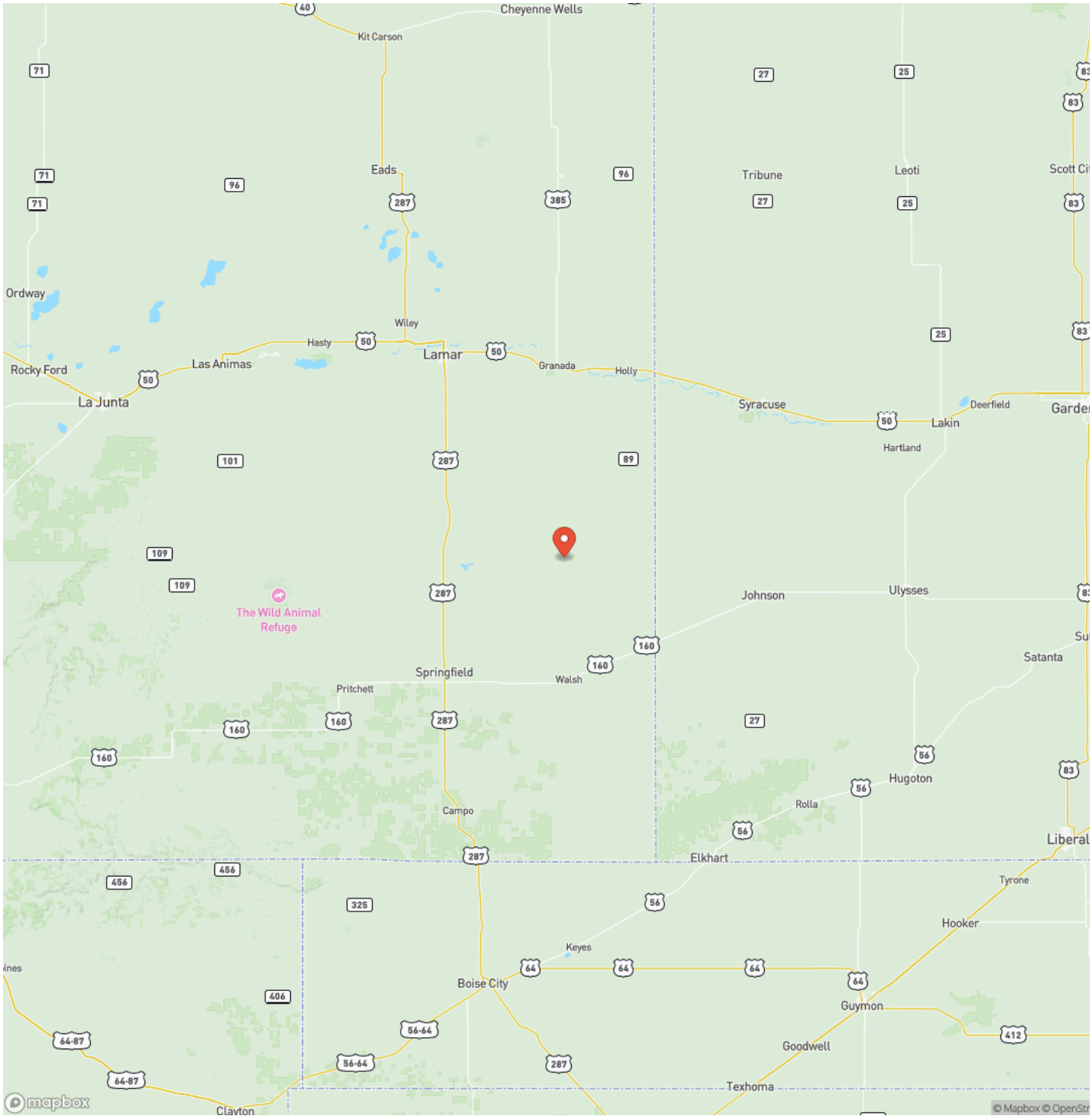
Locator Map



[redacted]

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Satellite Map

[redacted]

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LISTING REPRESENTATIVE

For more information contact:

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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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