

**CRP Parcel Located Near New Sandstone Substation
with FAA Tower Lease Income Until 2032**
TBD Boone Rd.
Boone, CO 81025

\$319,000
320± Acres
Pueblo County



CRP Parcel Located Near New Sandstone Substation with FAA Tower Lease Income Until 2032
Boone, CO / Pueblo County

SUMMARY

Address

TBD Boone Rd.

City, State Zip

Boone, CO 81025

County

Pueblo County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.3806 / -104.1846

Acreage

320

Price

\$319,000

Property Website

<https://greatplainslandcompany.com/detail/crp-parcel-located-near-new-sandstone-substation-with-faa-tower-lease-income-until-2032-pueblo-colorado/115077/>



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PROPERTY DESCRIPTION

Pueblo County, CO 320 - CRP & FAA Tower Income near New Sandstone Substation

Here is a rare opportunity to own a versatile investment property with multiple sources of annual income, recreational potential, and convenient proximity to Pueblo and Colorado Springs. The property includes approximately 288.3 acres enrolled in the Conservation Reserve Program (CRP), generating **\$7,721 in annual income through 2032**. CRP provides an attractive combination of financial returns, conservation benefits, and recreational opportunities while supporting responsible land management practices.

An additional 4.44 acres are subject to an FAA tower lease, providing another **\$1,200 in annual income through 2032**. Solar developers have also expressed interest in the property due to its close proximity to the new Sandstone Substation, potentially creating an additional future income opportunity. Approximately 27+/- acres at the front of the property are unrestricted and are not enrolled in CRP or currently leased. These acres offer a variety of possibilities, including a building or farmstead site, grazing, agricultural use, or a private hunting camp. The property features beautiful mountain views, with electricity available along the maintained county road. Located in **Colorado Big Game Management Unit 124**, the property also qualifies for the Landowner Preference Program for deer and antelope vouchers, adding significant recreational value.

With existing income, potential future revenue opportunities, unrestricted acreage, recreational benefits, and scenic mountain views, this is a unique multi-purpose investment opportunity. Contact the listing agents for additional information and details. ****Showing by Appointment Only****

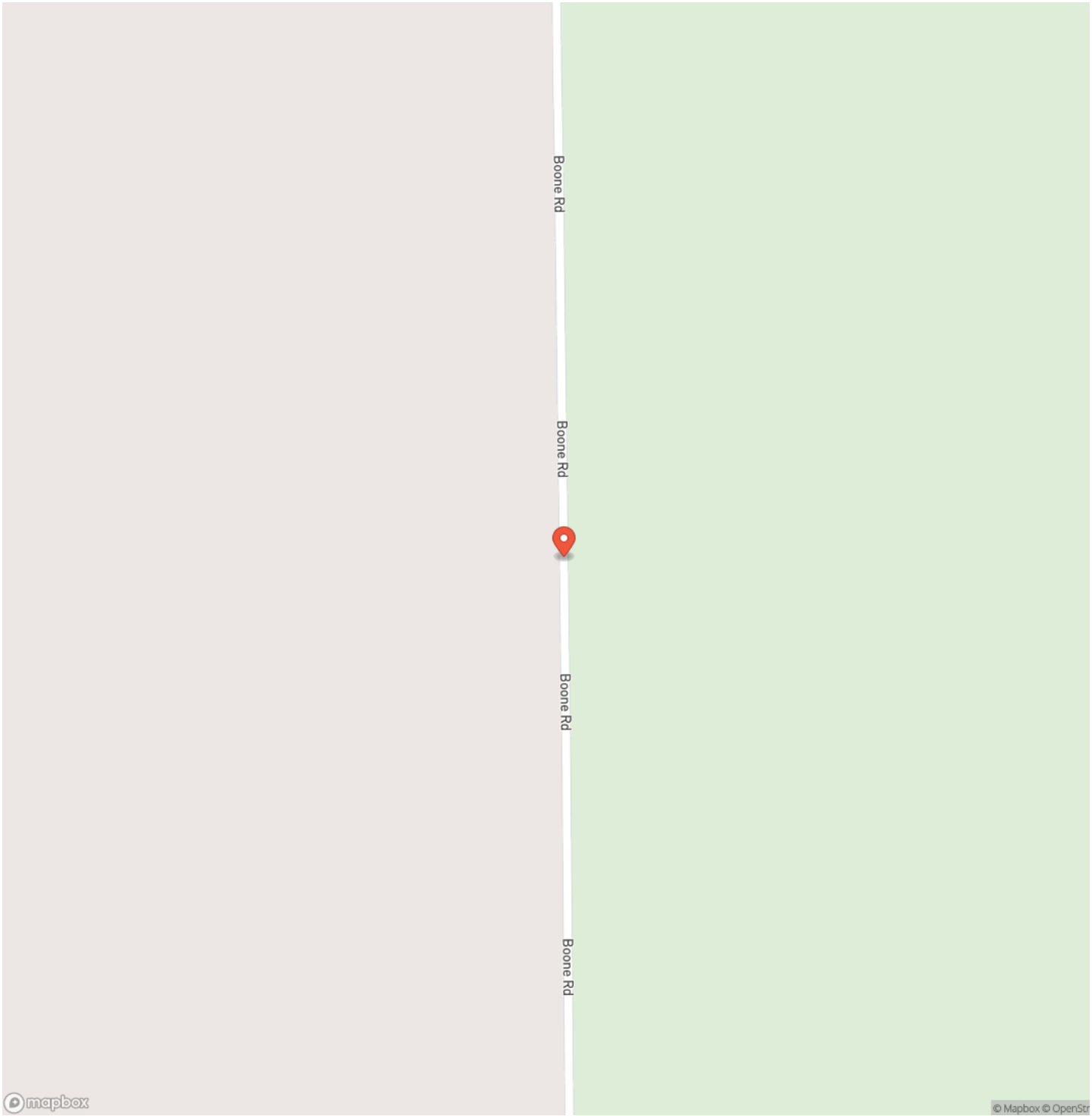
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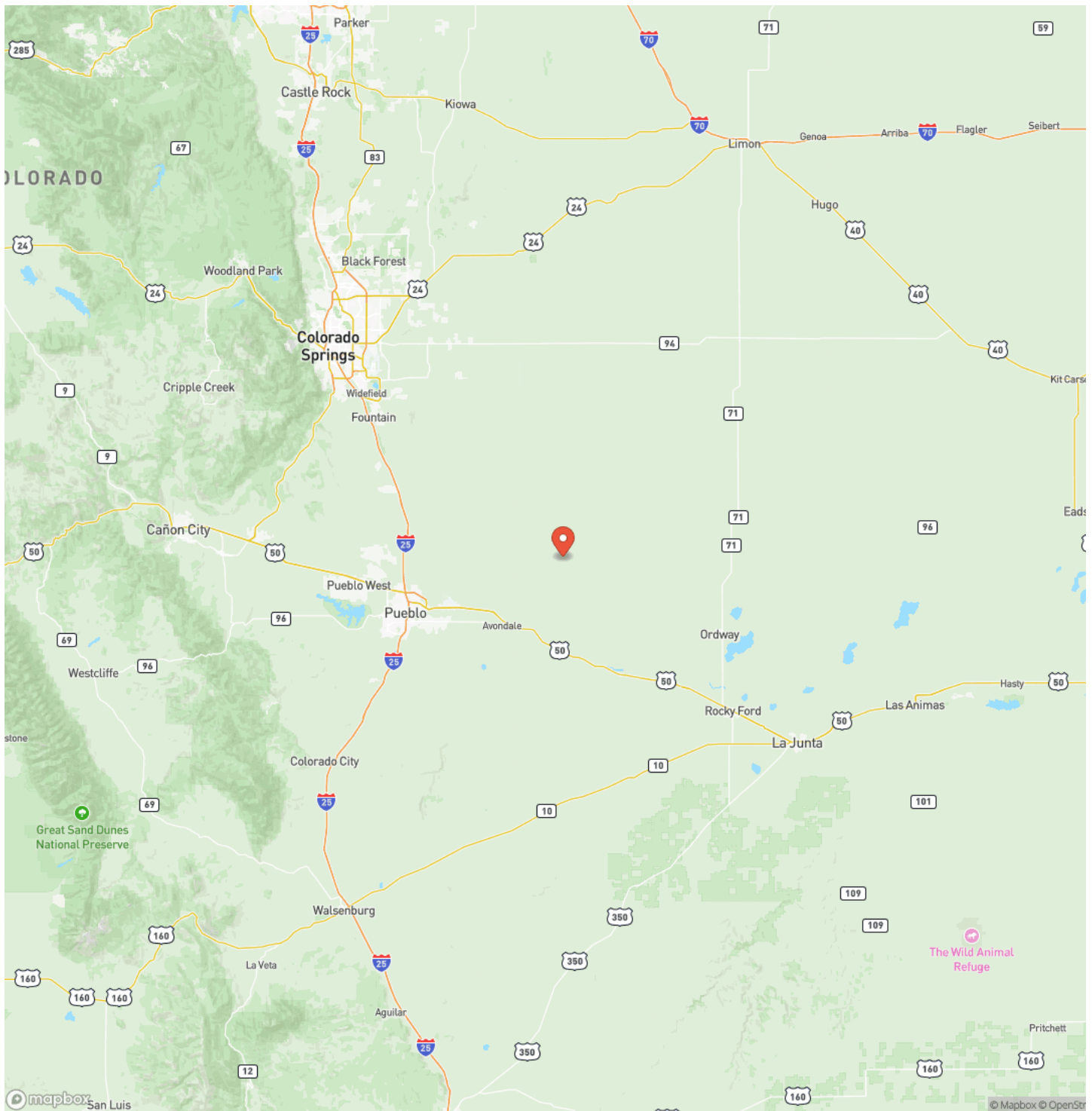
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Locator Map



Locator Map



Satellite Map



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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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

