160 Acres - CRP - Elbert County, CO
TBD County Road 86
Limon, CO 80828

$159,999
160± Acres
Elbert County







MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
TBD County Road 86

City, State Zip
Limon, CO 80828

County
Elbert County

Type
Farms, Business Opportunity, Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude
39.16107 / -103.803095

Acreage
160

Price
$159,999

Property Website
https://greatplainslandcompany.com/detail/160-acres-crp-elbert-county-co-elbert-colorado/98013/







PROPERTY DESCRIPTION

160 Acres of Income-Producing CRP Land in Elbert County, Colorado

Discover an exceptional investment opportunity in the heart of Colorado's eastern plains. This 160-acre property offers immediate income generation with minimal management required.

Location & Access: Conveniently situated just 10 minutes from Matheson and 15 minutes from Limon, this property provides easy access to nearby communities while maintaining the character of rural Colorado.

Income-Producing Asset: The entire 160 acres are currently enrolled in the Conservation Reserve Program (CRP) through 2030, providing a reliable **annual payment of $3,206 ($20/acre)**. This hands-off income stream makes it an ideal investment for those seeking passive returns from agricultural land. **Mid-contract management has already been completed**, resulting in significant cost savings for the next owner.

Recreation & Wildlife: The property offers hunting opportunities for deer, antelope, and small game. With its CRP enrollment providing quality habitat, wildlife thrives on this land. The property is likely eligible for Colorado's Landowner Preference Program, which can provide the new owner with additional hunting licenses (new owner must apply through Colorado Parks & Wildlife for confirmation).

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Broomfield
Arvada
Denver
70
Parker
70
Limon
70
Hugo
National
Colorado

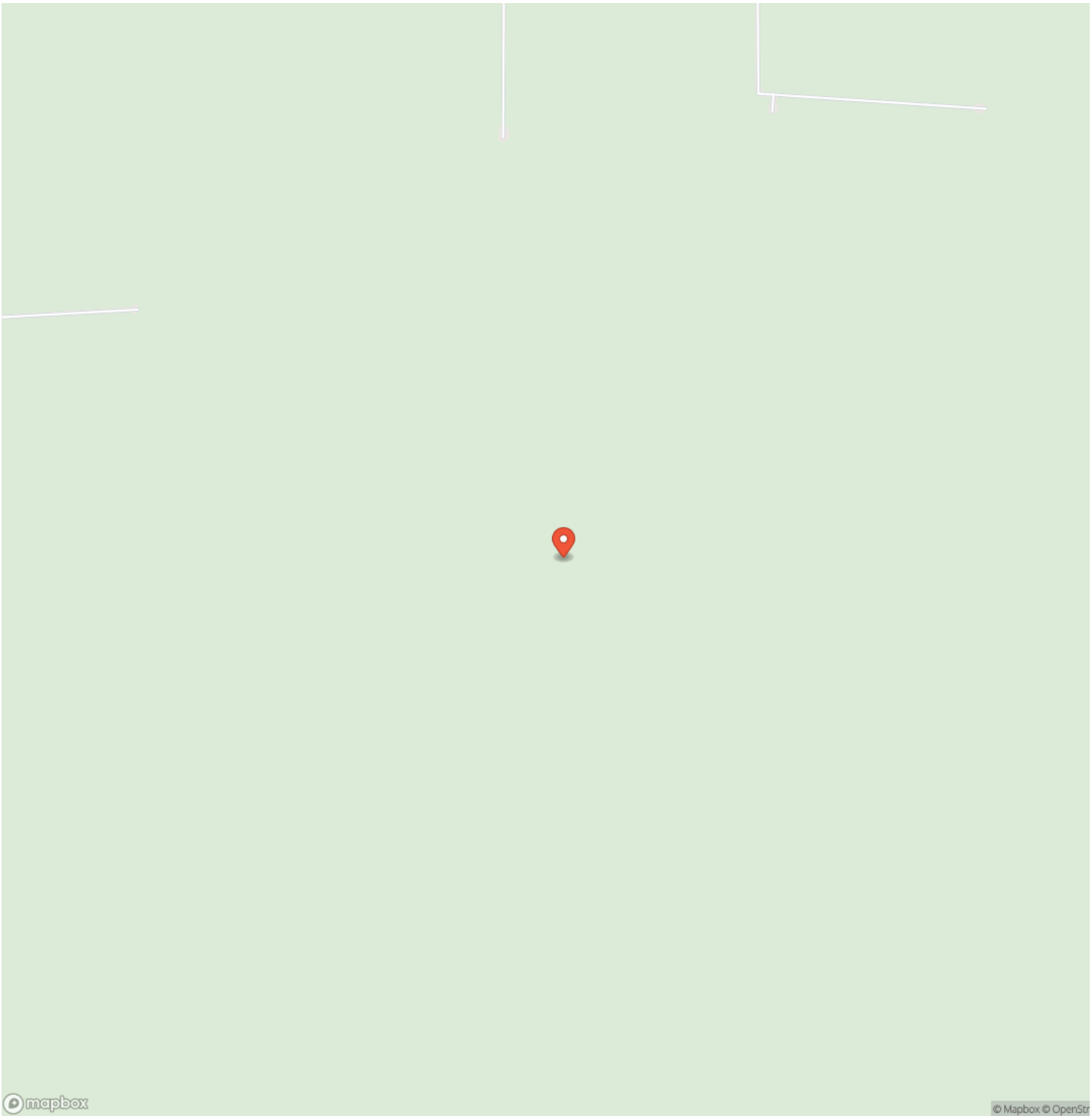




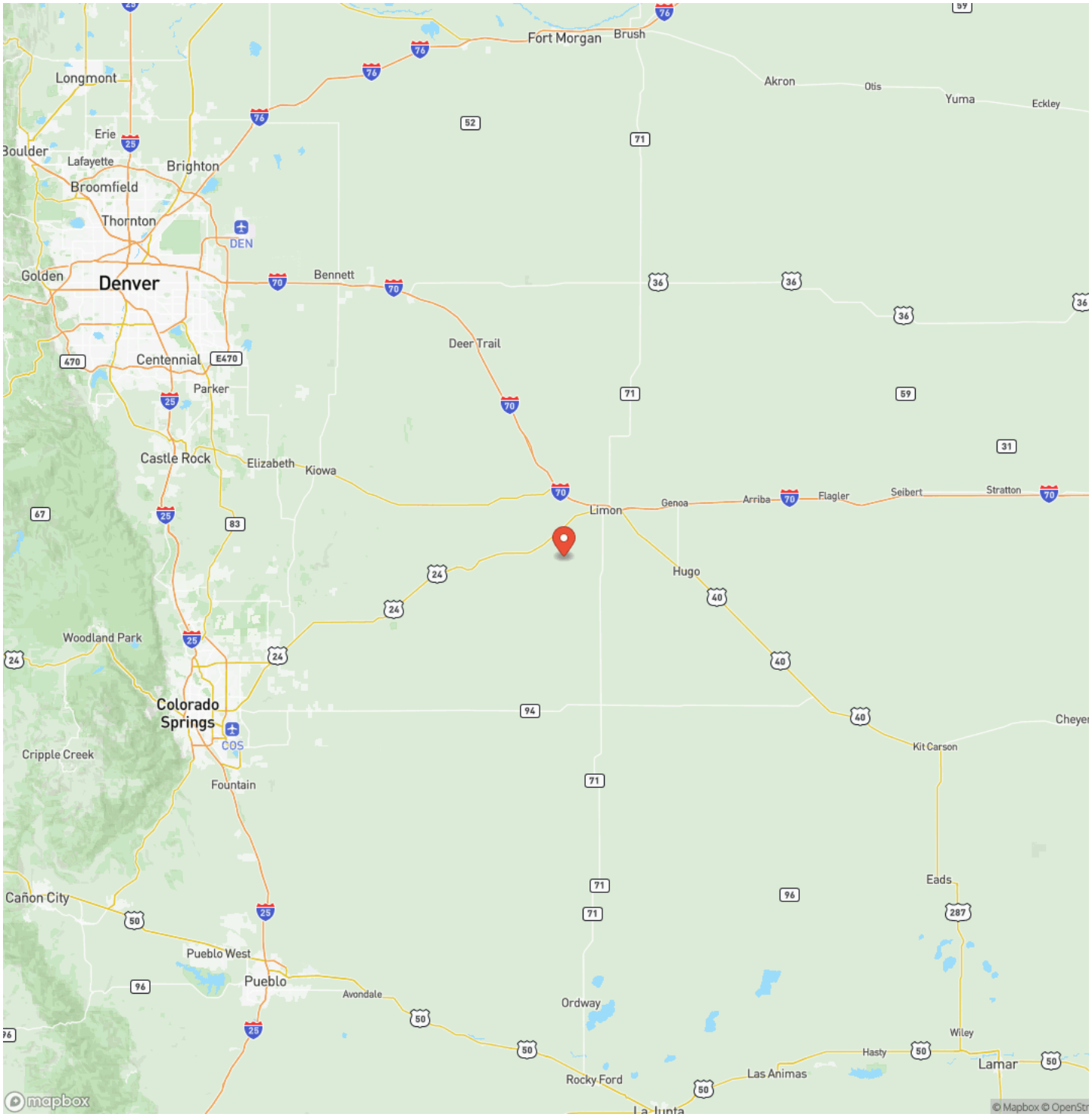




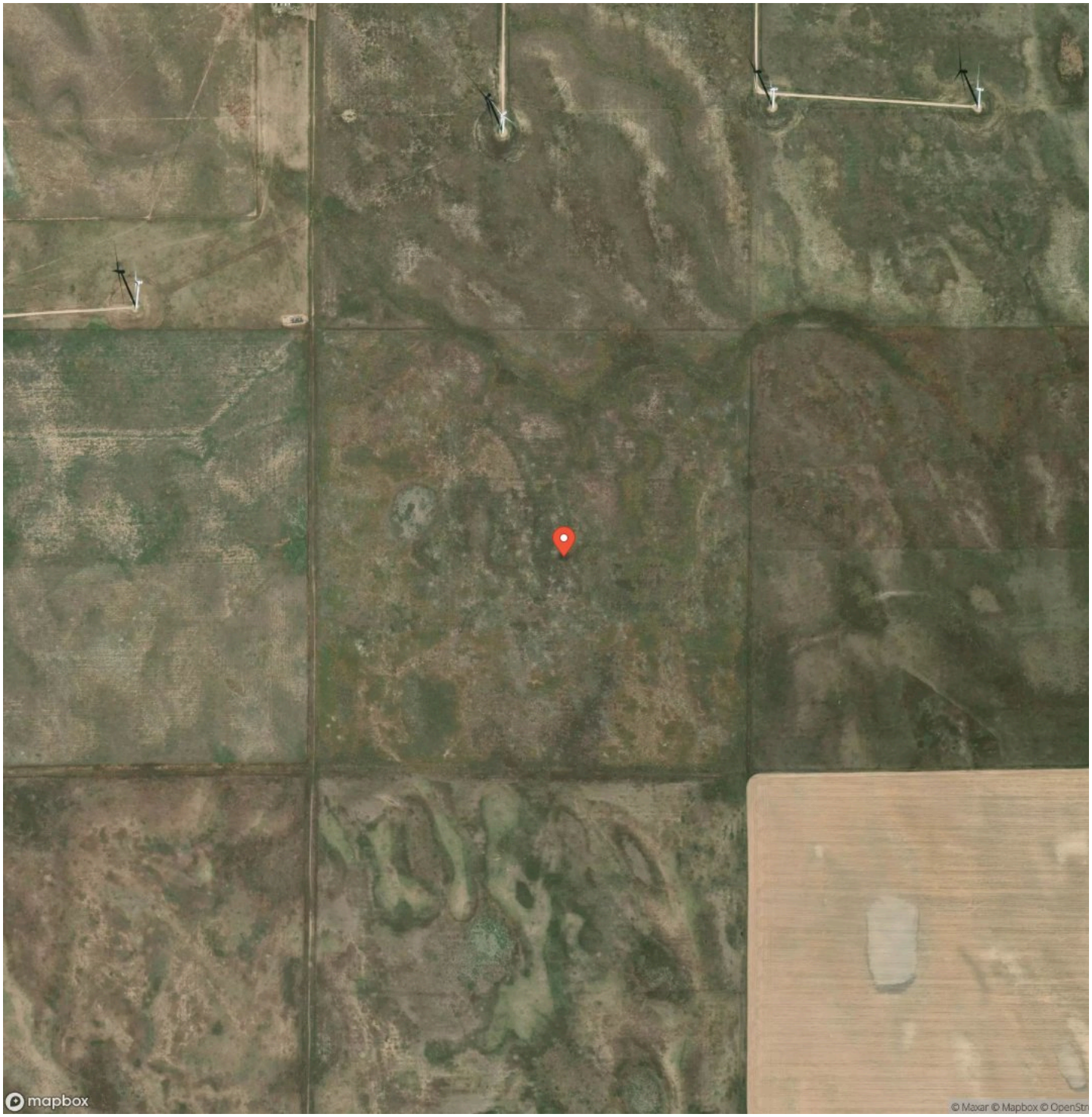
Locator Map



Locator Map


Fort Morgan
Brush
Longmont
Akron
Otis
Yuma
Eckley
Erie
Boulder
Lafayette
Brighton
Broomfield
Thornton
DEN
Golden
Denver
Bennett
Deer Trail
Centennial
E470
Parker
Castle Rock
Elizabeth
Kiowa
Limon
Genoa
Arriba
Flagler
Seibert
Stratton
Hugo
Woodland Park
Colorado Springs
COS
Cripple Creek
Fountain
Kit Carson
Cañon City
Pueblo West
Pueblo
Avondale
Ordway
Eads
Wiley
Hasty
Lamar
Rocky Ford
Las Animas
La Junta
mapbox
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Satellite Map



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City / State / Zip

NOTES

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