

Quality Cropland with Wind Development Lease
County Road V
Walsh, CO 81090

\$141,000
160.23± Acres
Baca County



Quality Cropland with Wind Development Lease Walsh, CO / Baca County

SUMMARY

Address

County Road V

City, State Zip

Walsh, CO 81090

County

Baca County

Type

Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

37.2657 / -102.2498

Acreage

160.23

Price

\$141,000

Property Website

<https://greatplainslandcompany.com/detail/quality-cropland-with-wind-development-lease-baca-colorado/117404/>



Quality Cropland with Wind Development Lease Walsh, CO / Baca County

PROPERTY DESCRIPTION

Baca County, CO - 160.23 Acres | Income-Producing Cropland with Wind Development Lease

Located just south of Walsh, Colorado, this 160.23 acre parcel offers an excellent opportunity to acquire productive, income-producing cropland with additional potential income through a recently executed Wind Development Lease.

The property includes approximately **160.23 acres of tillable cropland**, consisting primarily of **Campo clay loam, 0 to 2 percent slopes with 4c productivity**. The land is well suited to crops commonly grown throughout the area, including wheat, milo, and millet. The property is currently planted to milo and has historically been operated under a **1/3 landlord & 2/3 tenant crop-share agreement**, providing an established agricultural income stream.

Adding further investment potential, the property has recently been enrolled in a **Wind Development Lease**, creating the possibility for additional annual income. Prospective buyers should contact the listing agent for specific lease terms, payment structure, development provisions, and other details.

Its convenient location near Walsh and nearby grain elevators provides practical access for farming operations and marketing of harvested crops. The property also offers recreational appeal, with area hunting opportunities for **deer, antelope, pheasants, and other small game**.

Whether you are a farmer looking to expand an existing operation or an investor seeking productive agricultural land with diversified income potential, Baca County, CO 160.23 presents a compelling combination of productive cropland, agricultural income, and potential wind-related revenue.

Property Highlights:

- Located South of Walsh, Colorado
- 160.23 acres of tillable cropland
- 100% tillable
- Campo clay loam, 0 to 2 percent slope soils
- Mostly Class 4c soils with 0-2% slopes
- Currently planted to milo
- Historically operated under a 1/3 landlord / 2/3 tenant crop-share lease
- Recently enrolled in a Wind Development Lease
- Convenient access to nearby grain elevators
- Hunting opportunities for deer, antelope, pheasants, and small game
- FSA information available upon request
- Showings by appointment only

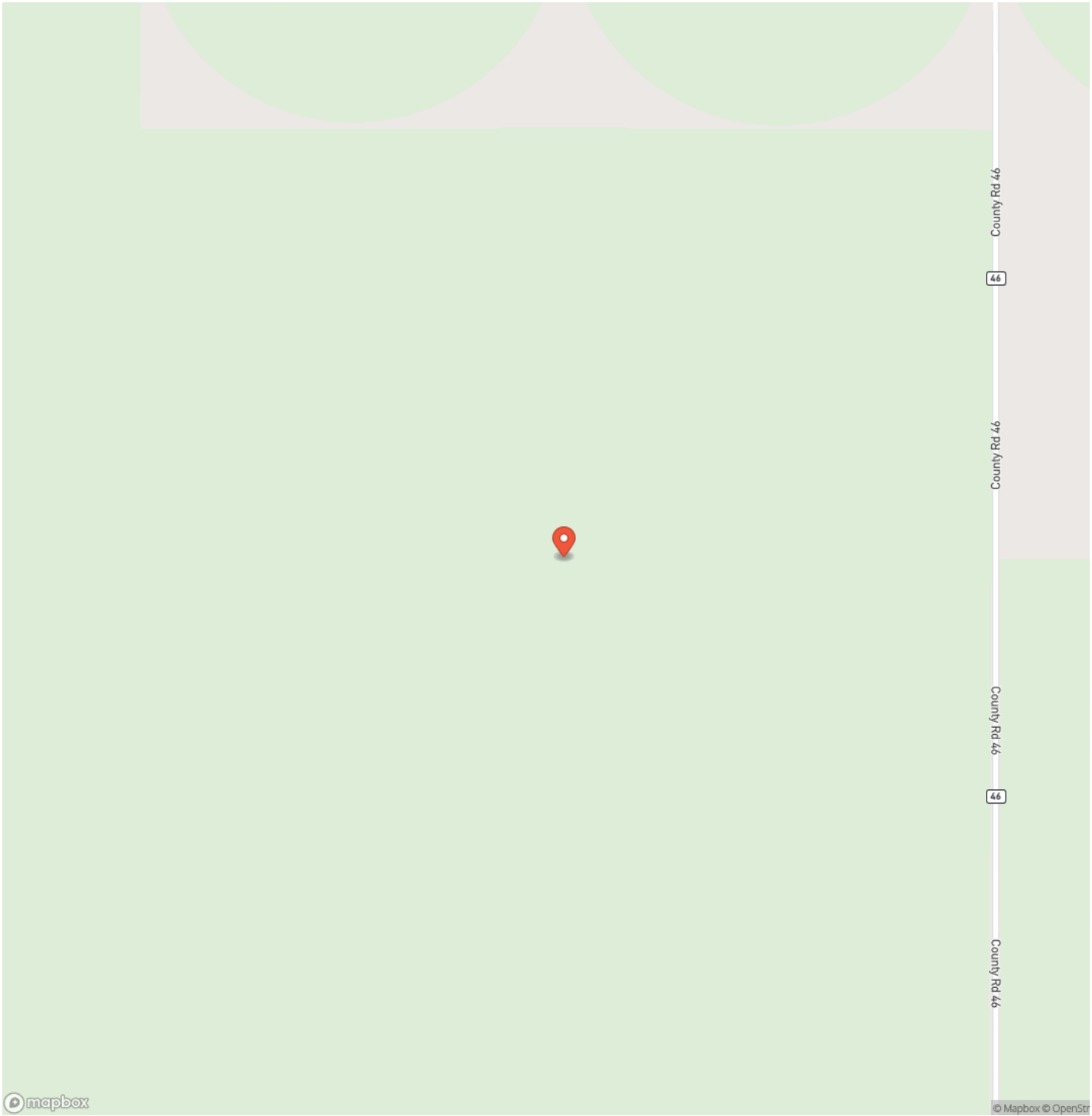
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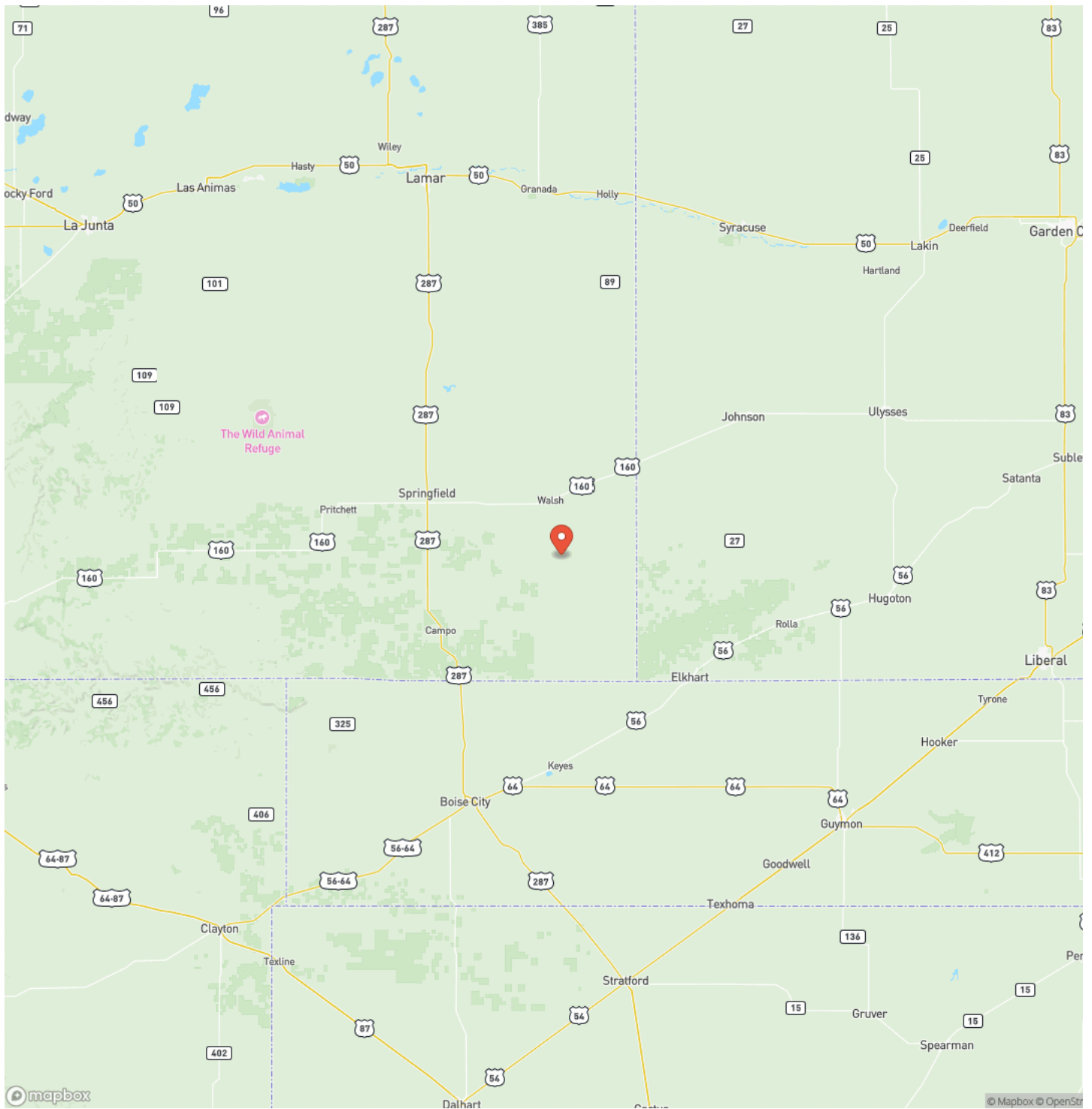
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Locator Map



Locator Map



Satellite Map



Quality Cropland with Wind Development Lease Walsh, CO / Baca County

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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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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

