

Prime Cropland with a Wind Development Lease
TBD County Road 8
Julesburg, CO 80737

\$319,000
145.9± Acres
Sedgwick County



Prime Cropland with a Wind Development Lease Julesburg, CO / Sedgwick County

SUMMARY

Address

TBD County Road 8

City, State Zip

Julesburg, CO 80737

County

Sedgwick County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.7928 / -102.1588

Acreage

145.9

Price

\$319,000

Property Website

<https://greatplainslandcompany.com/detail/prime-cropland-with-a-wind-development-lease/sedgwick/colorado/104815/>



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PROPERTY DESCRIPTION

Sedgwick County, CO 145.9

Here is a parcel of prime cropland with a Wind Development Lease and close proximity to Venango, NE. This property is turn-key ready for the farmer who is looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Campus-Richfield loams, 3 to 5 percent slopes and Haxtun sandy loam, 0 to 3 percent slopes the cropland has good proven yield history. Crops grown on the property and in the area include Wheat, Milo, Millet, and Corn. Historically the cropland (143.3 acres) has been leased under a flex cash lease agreement (12 times the price of corn based on the higher revenue insurance spring or harvest price with the minimum of \$4.00). Recently the parcel has been enrolled in a Wind Development Lease providing potential for additional annual income. Hunting opportunities in the area include deer, antelope, pheasants, and small game. Well maintained county road frontage on multiple sides creates easy access and is only a short distance to nearby grain elevators. FSA information is available upon request. Please contact the local Land Professional for additional information or to schedule a time to view this unique listing. ***Showings by appointment only***

Property Details:

- Located Southeast of Julesburg, CO
- Nearly 100% Tillable Cropland
- Flex Cash Rent Agreement
- Good Annual Return on Investment (ROI)
- FSA Information upon request
- Wind Development Lease
- County Road Frontage on Multiple Sides
- Hunting Opportunities

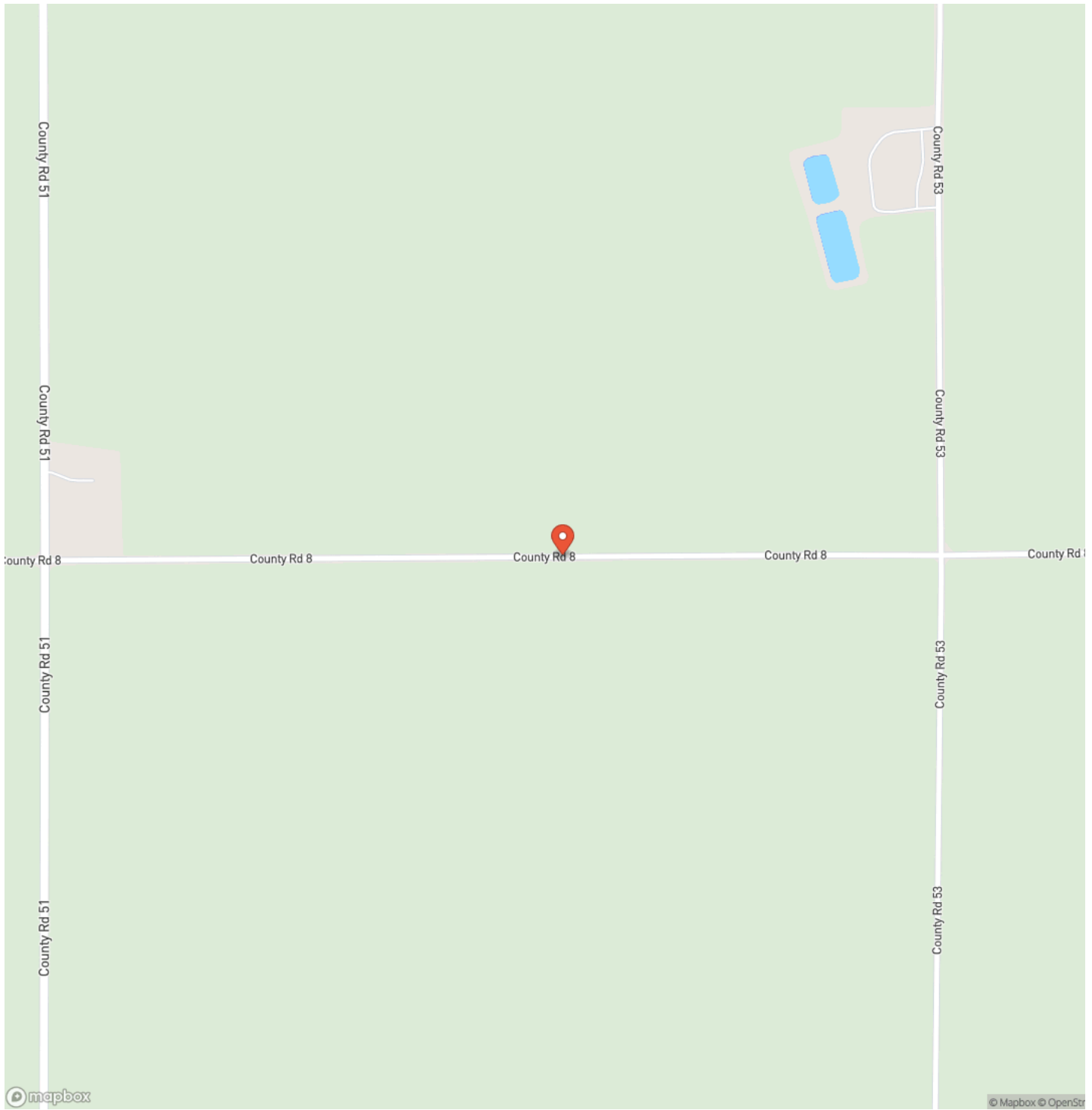
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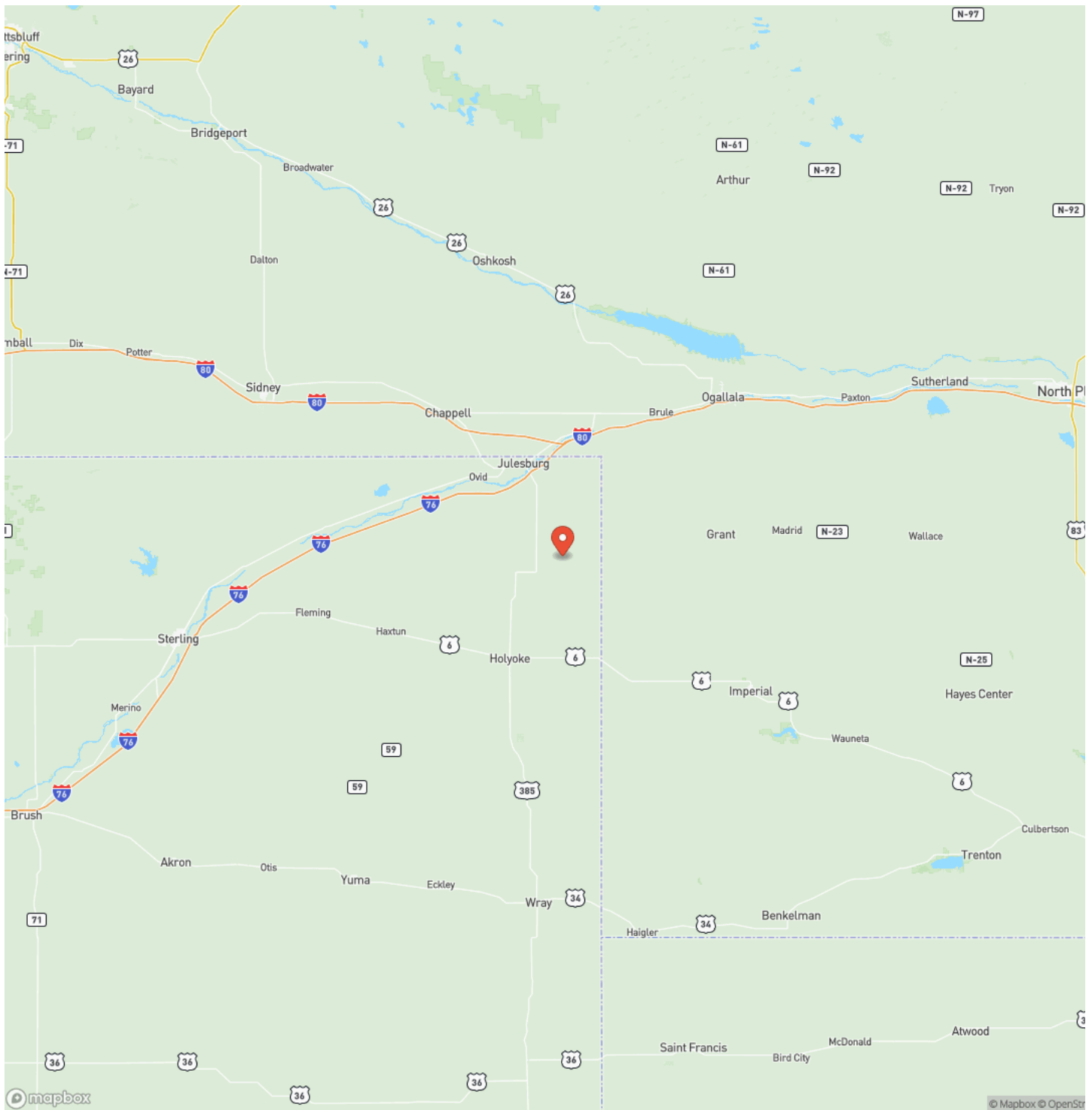
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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