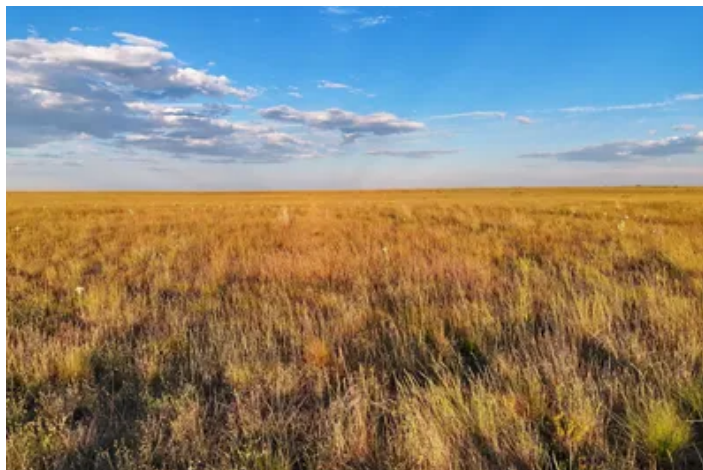


CRP Income Parcel with Recreational Opportunities
County Road U
Walsh, CO 81090

\$179,000
200± Acres
Baca County



CRP Income Parcel with Recreational Opportunities Walsh, CO / Baca County

SUMMARY

Address

County Road U

City, State Zip

Walsh, CO 81090

County

Baca County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.2505 / -102.4616

Acreage

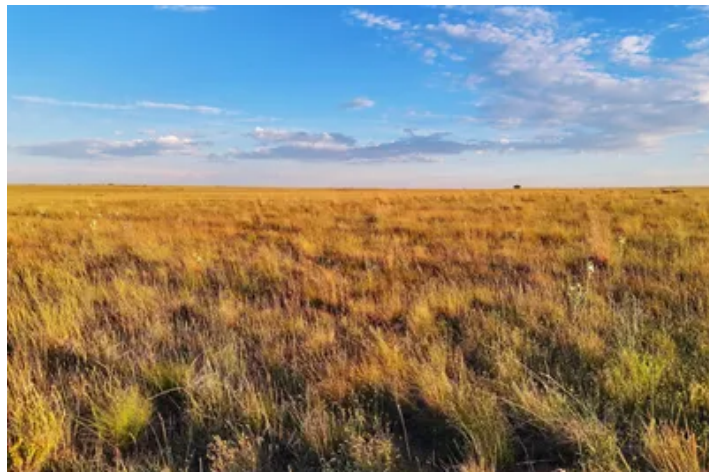
200

Price

\$179,000

Property Website

<https://greatplainslandcompany.com/detail/crp-income-parcel-with-recreational-opportunities-baca-colorado/117349/>



CRP Income Parcel with Recreational Opportunities Walsh, CO / Baca County

PROPERTY DESCRIPTION

200± acres | CRP income through 2027 | Hunting & wildlife | Near Springfield, Colorado

Here's an excellent opportunity to own **200± acres in Baca County, Colorado**, offering a combination of dependable CRP income, recreational appeal, and future agricultural flexibility. Currently enrolled in the **Conservation Reserve Program (CRP) through 2027**, the property generates approximately **\$6,859 in annual CRP payments**, providing a source of passive income while maintaining the land as valuable wildlife habitat.

The property features predominantly **Class IV soils** and offers several options for the next owner when the current CRP contract expires. Depending on the owner's goals and applicable program requirements, the acreage could potentially be re-enrolled in CRP or returned to agricultural production. The surrounding region supports crops such as **wheat, milo, and millet**, providing additional long-term agricultural potential.

Hunting & Recreation

In addition to its income-producing qualities, this property offers excellent recreational opportunities. Wildlife commonly found throughout the area includes **pronghorn antelope, mule deer, upland game birds, and other small game**. The combination of acreage and habitat makes this an appealing property for hunters and outdoor enthusiasts.

With 200± acres, the property may also qualify for participation in the **Colorado Landowner Preference Program**, potentially providing eligibility for deer and antelope landowner vouchers. Buyers should independently verify current program requirements and eligibility with the appropriate Colorado authorities.

Property Highlights

- **200± acres** in Baca County, Colorado
- **CRP contract in place through 2027**
- Approximately **\$6,859 in annual CRP income**
- Income-producing investment with long-term potential
- Potential to re-enroll in CRP after the current contract expires
- Potential future agricultural use
- Predominantly **Class IV soils**
- Area supports wheat, milo, millet, and other crops
- Excellent wildlife habitat and hunting opportunities
- Pronghorn, mule deer, upland birds, and small game
- Potential eligibility for Colorado Landowner Preference Program benefits
- Near **Springfield, Colorado**
- Low property taxes
-

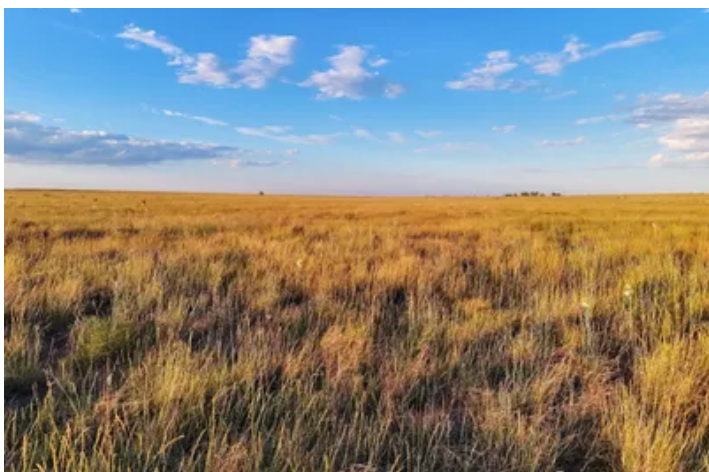
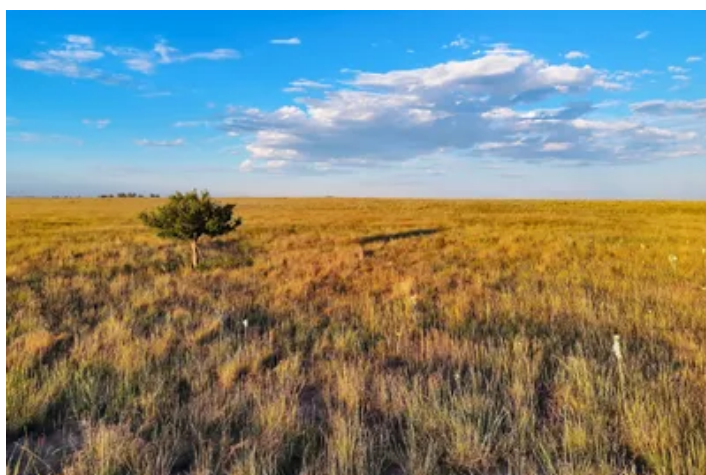
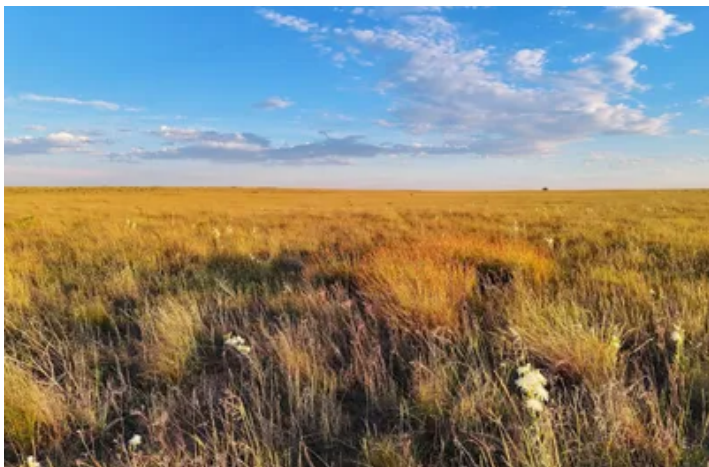
Whether you're looking for **passive agricultural income, hunting and recreation, future farming potential, or a long-term land investment**, this 200±-acre tract offers a compelling combination of income and opportunity in southeastern Colorado.

Buyer Broker Notice

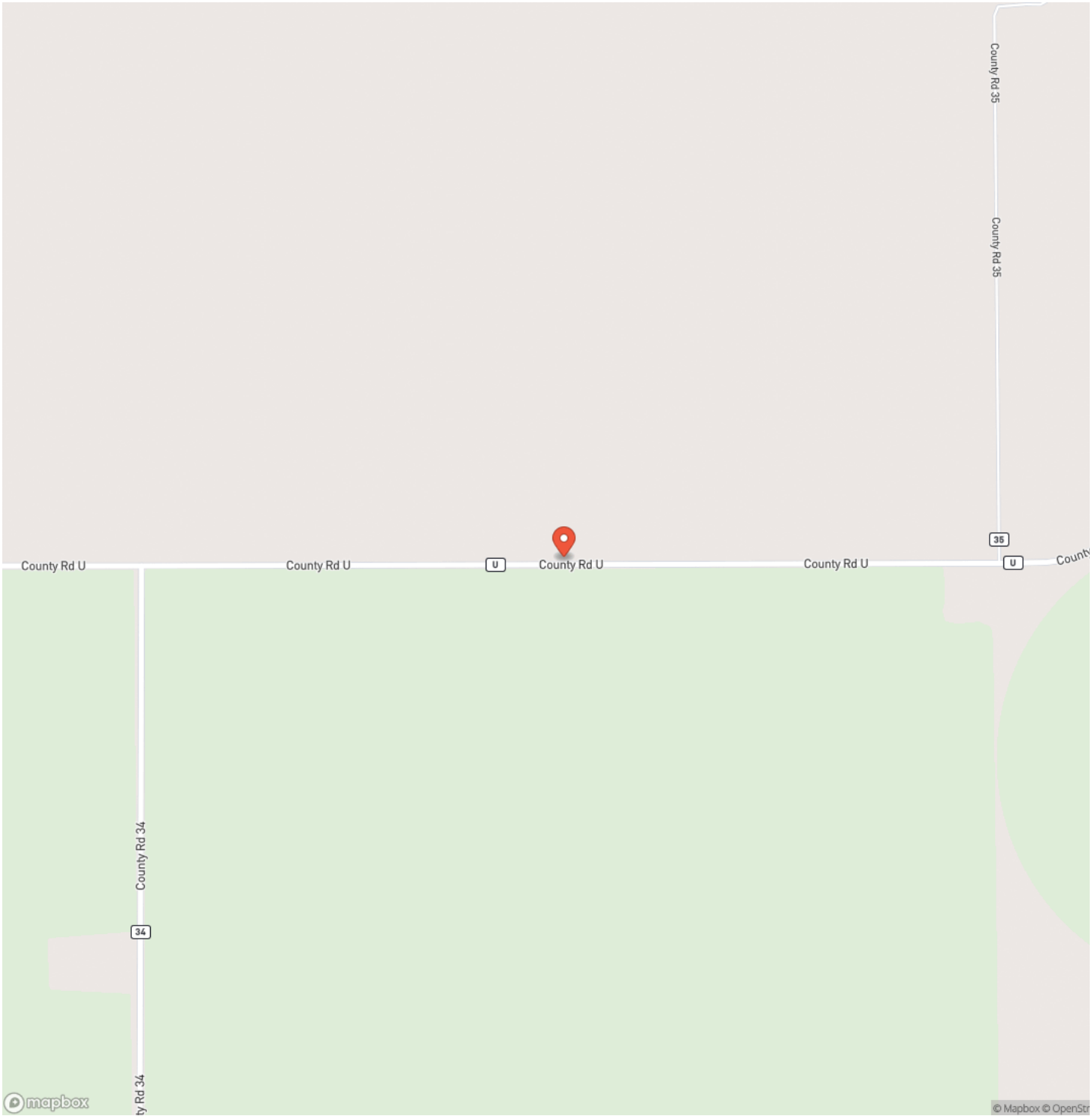
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified upon first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.



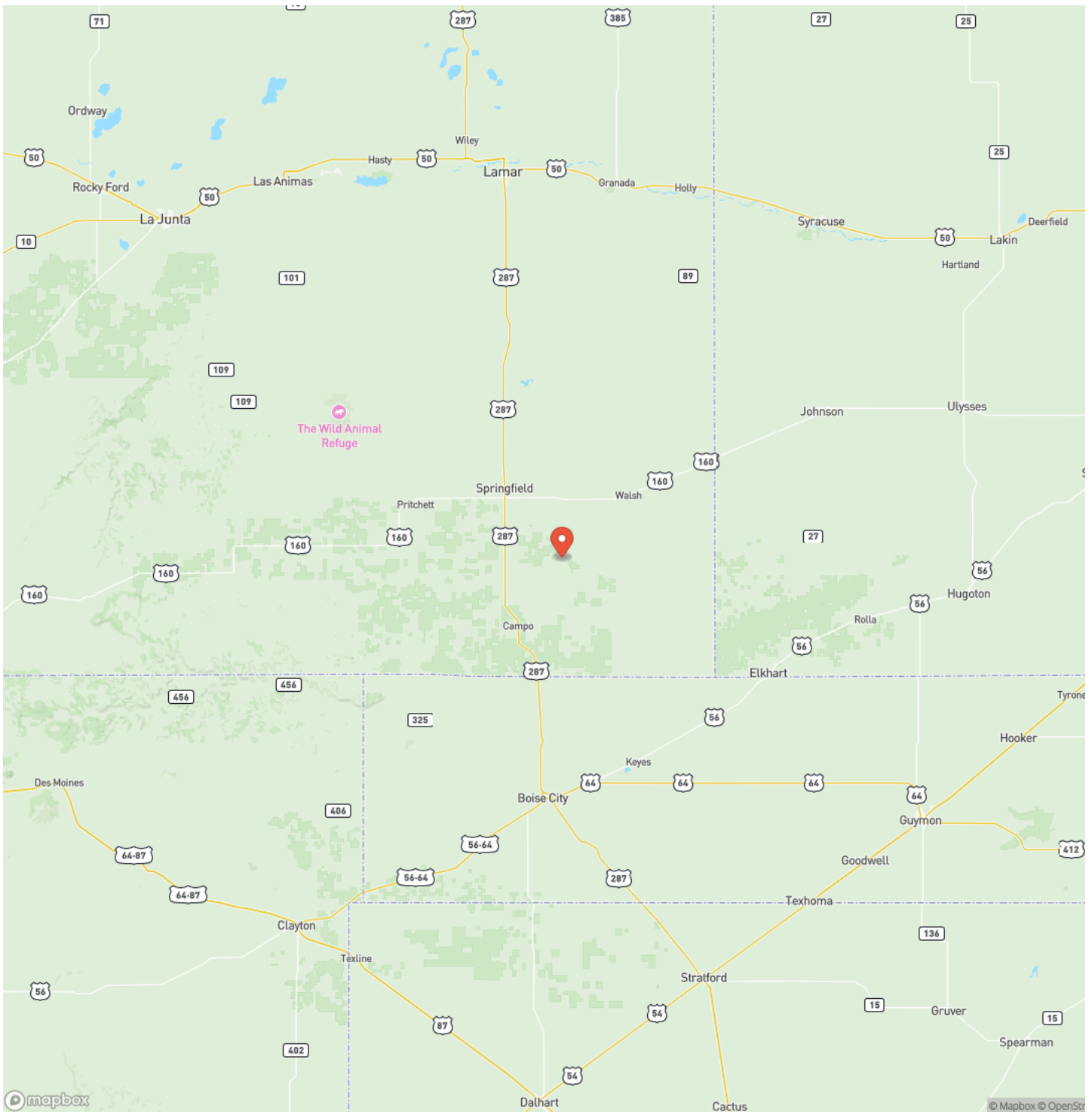
CRP Income Parcel with Recreational Opportunities
Walsh, CO / Baca County



Locator Map



Locator Map



Satellite Map



CRP Income Parcel with Recreational Opportunities 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

[illegible]

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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/>

