CRP Quarter Section with Paved Highway Frontage
TBD Highway 385
Hartman, CO 81043

$148,000
158.39± Acres
Prowers County







GREAT PLAINS
LAND Co

MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
TBD Highway 385

City, State Zip
Hartman, CO 81043

County
Prowers County

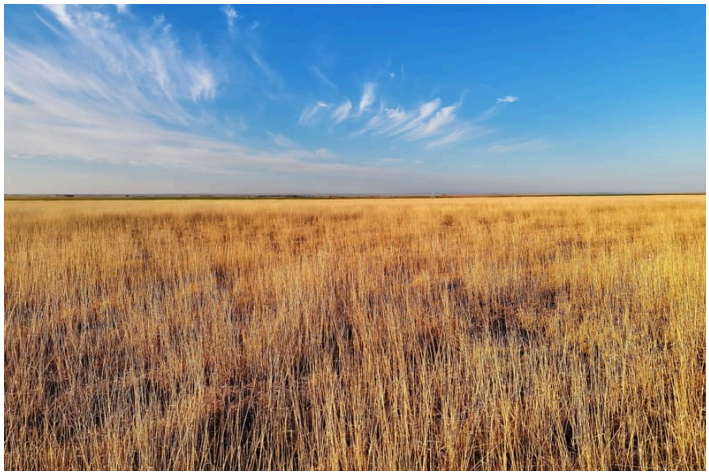
Type
Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
38.19 / -102.3118

Acreage
158.39

Price
$148,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

158.36± Acres | Prowers County, Colorado | CRP Income & Recreational Opportunity

A Great Investment Opportunity with Annual CRP Income and Paved Highway Frontage!

Located just north of Granada, Colorado, this 158.36± acre property in Prowers County offers an attractive combination of dependable CRP income, long-term investment potential, and recreational opportunities.

Currently enrolled in the Conservation Reserve Program (CRP) through 2030, the property generates approximately **$3,485 in annual income**, providing a steady return for the conservation-minded investor. With mostly level Class IV soils and productive farmland surrounding the property, there may be an opportunity to return the acreage to crop production following the expiration of the current CRP contract in the fall of 2030, subject to applicable program requirements.

The surrounding agricultural landscape is actively farmed with wheat, milo, and millet, making this an excellent addition to an existing farming operation or a solid investment for someone looking to expand their land portfolio.

Beyond its agricultural and income-producing potential, the property also offers recreational appeal. Located near Buffalo Creek, a natural travel corridor for local deer and antelope, this acreage provides opportunities for hunting and wildlife enjoyment. The property is situated in **Colorado Big Game Management Unit 127**.

Access is another major advantage, with frontage along paved Highway 385 and County Road RR, providing convenient year-round access. Located approximately 8.5 miles north of Granada, this property is easy to reach while offering the privacy and open-space appeal of southeastern Colorado.

The property also has a history of wind development lease activity, although there is currently no active wind lease agreement.

Whether you're looking for an income-producing land investment, future farming potential, or a property with recreational appeal, this 158.36± acre tract deserves a closer look!

Showings by appointment only. Contact the listing Land Professional for additional information or to schedule your private showing.

Property Details

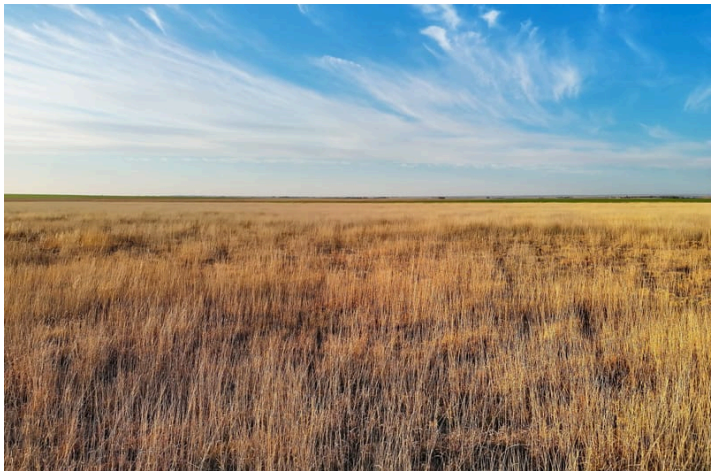
- **Acreage:** 158.36± Acres
- **Location:** Prowers County, Colorado
- **Legal Description:** SE4, Section 25, T21S, R44W
- **CRP Income:** Approximately $3,485 annually
- **CRP Contract:** Enrolled through 2030
- **Soils:** Mostly level Class IV soils
- **Agricultural Potential:** Potential to return to crop production after CRP expiration
- **Recreational Opportunities:** Deer and antelope habitat
- **Wildlife Area:** Colorado Big Game Management Unit 127
- **Water Feature:** Located near Buffalo Creek
- **Access:** Paved Highway 385 and County Road RR frontage
- **Taxes:** $299.06 (2025)
- **Wind Lease History:** Previously leased; no current active agreement

Driving Directions

From Granada, Colorado, travel north on paved Highway 385 approximately 8.5 miles. The southwest corner of the property is located along the highway.

Buyer Broker Notice

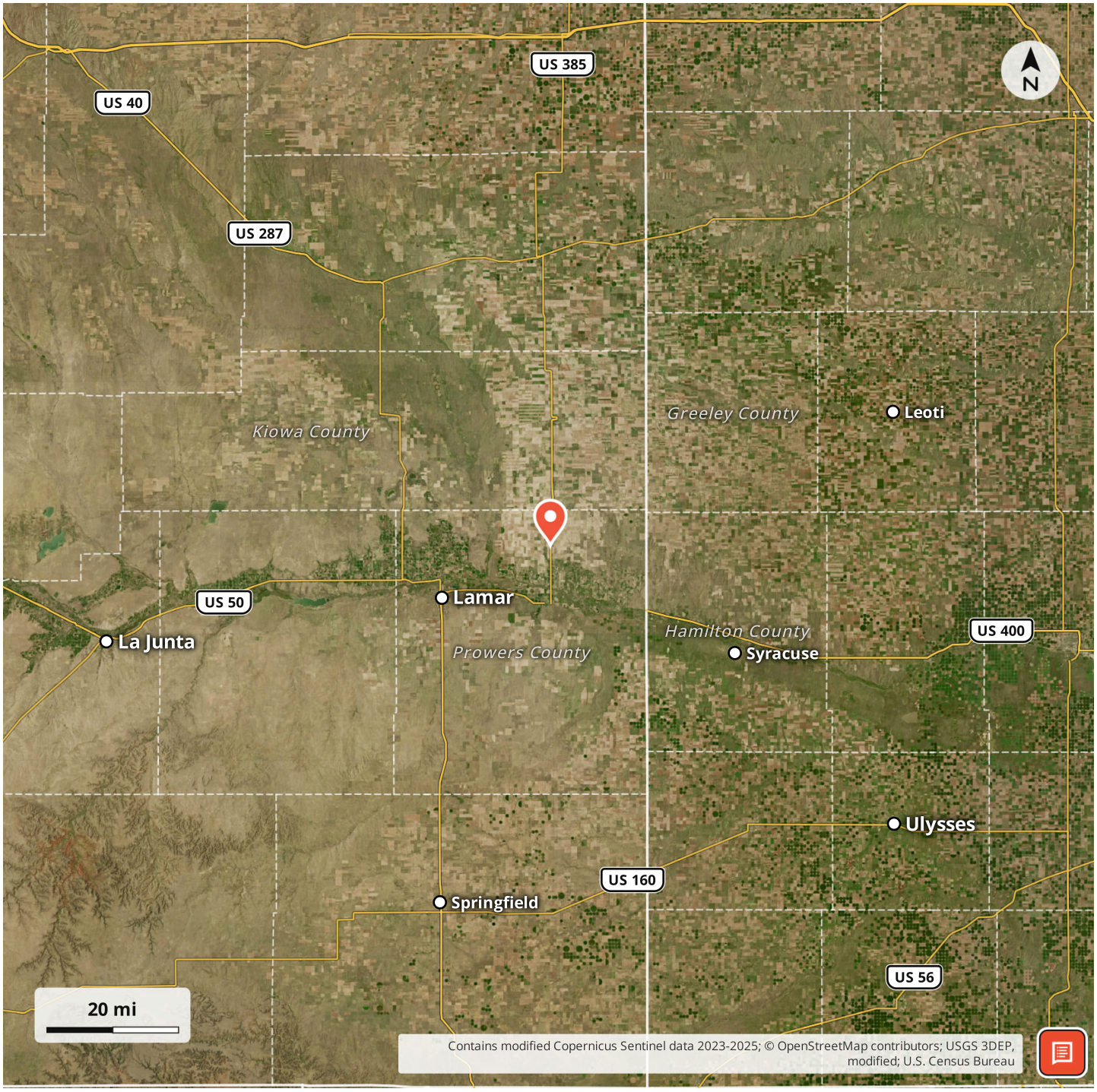
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified upon first contact and must be present at the initial property showing to participate in a real estate commission. Failure to meet these requirements may result ir any compensation being at the sole discretion of Great Plains Land Company.



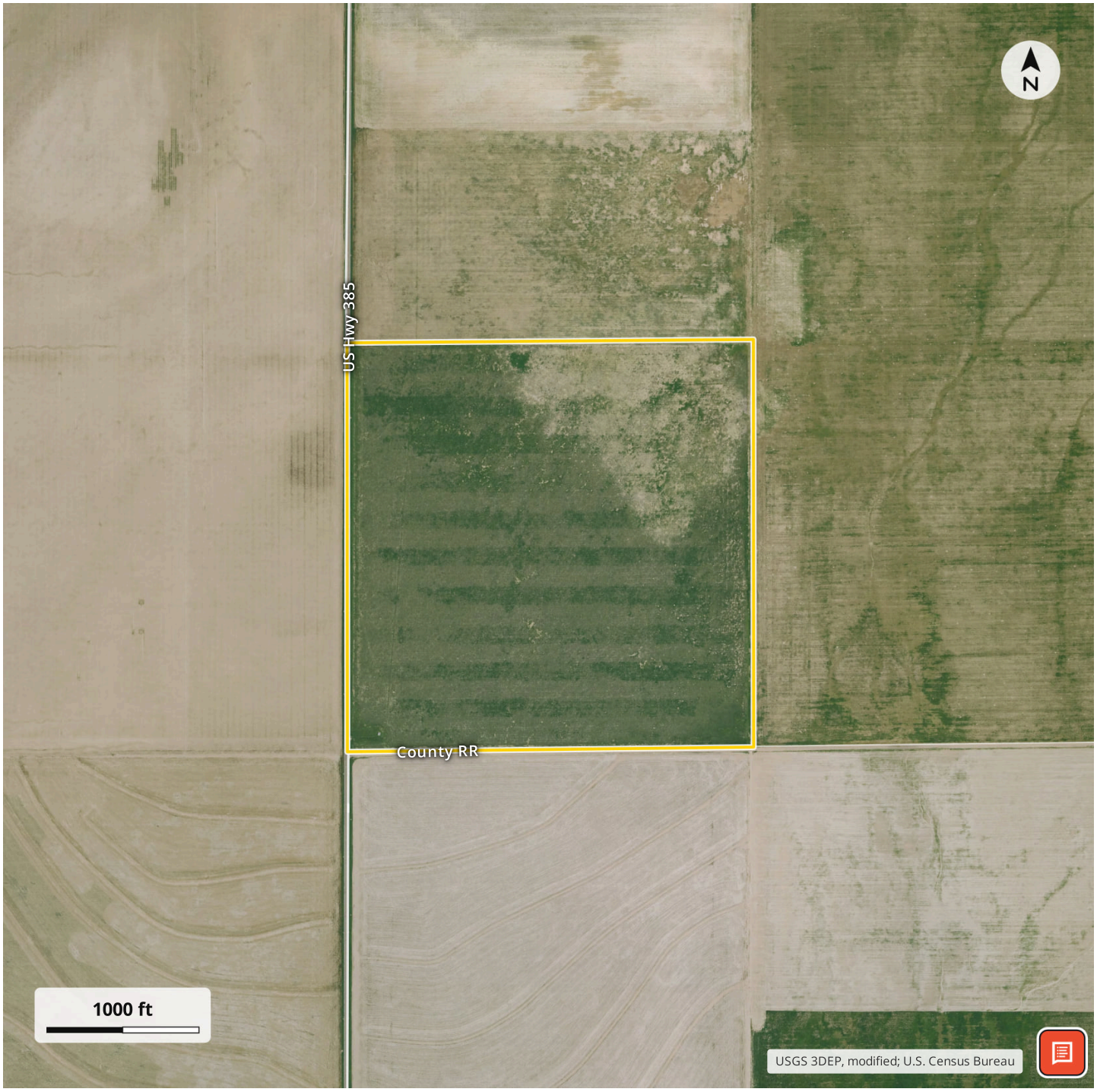





Regional Map



Locator Map


N
US Hwy 385
County RR
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Daniel Hunning

Mobile
(970) 227-1230

Office
(308) 524-9320

Email
daniel@greatplains.land

City / State / Zip
Merino, CO 80741

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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/