

Half Section of Cropland & CRP with Recreational
Opportunities
TBD
Akron, CO 80720

\$343,000
320± Acres
Washington County



Half Section of Cropland & CRP with Recreational Opportunities Akron, CO / Washington County

SUMMARY

Address

TBD

City, State Zip

Akron, CO 80720

County

Washington County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.1191 / -103.078

Acreage

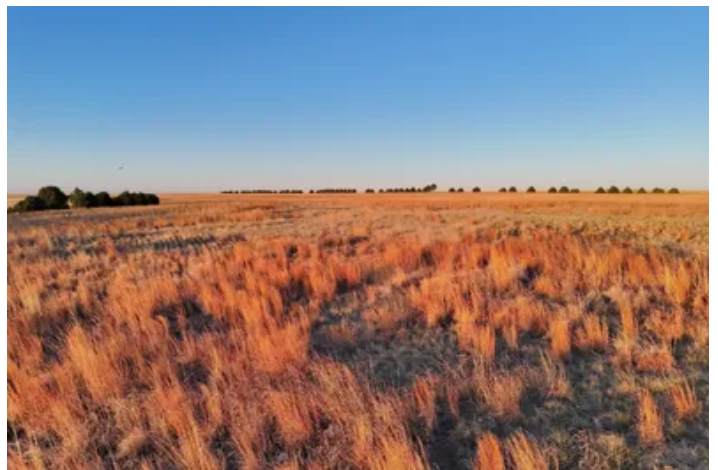
320

Price

\$343,000

Property Website

<https://greatplainslandcompany.com/detail/half-section-of-cropland-crp-with-recreational-opportunities-washington-colorado/109884/>



Half Section of Cropland & CRP with Recreational Opportunities Akron, CO / Washington County

PROPERTY DESCRIPTION

Washington County, CO 320

Discover a versatile 320-acre property in Washington County, Colorado, offering an exceptional blend of income-producing farmland, CRP revenue, and recreational appeal. Located just south of Platner, this diverse half section presents a rare opportunity for investors, hunters, and agricultural buyers alike.

The property features approximately 268.3 acres of productive tillable cropland, currently leased to a local tenant under a written cash lease agreement through the end of 2030. The lease generates \$40 per acre annually, providing approximately \$10,732 in dependable yearly income. The cropland consists primarily of level to gently sloping Platner Loam soils (0-3% slopes), classified as Class IV soils with a strong history of proven crop production.

In addition, approximately 56.1 acres are enrolled in the Conservation Reserve Program (CRP), generating approximately \$1,378 annually (\$24.57 per acre) through 2030. Multiple established tree rows enhance the property's character while providing excellent wildlife habitat, cover, and wind protection.

Outdoor enthusiasts will appreciate the property's recreational opportunities. The combination of CRP acreage, tree cover, and surrounding agricultural ground creates ideal habitat for deer, antelope, upland birds, and small game. The potential for hunting lease income offers an additional revenue stream and further enhances the property's investment appeal.

With reliable annual income from both the cropland lease and CRP contract, low property taxes, and long-term recreational value, this property offers a strong return on investment and a unique opportunity to own a productive and enjoyable piece of Eastern Colorado land.

Showings by appointment only. Contact the Listing Land Professional today for additional information or to schedule a private tour.

Property Highlights

- Located south of Platner, Colorado
- 160± acres of cropland, CRP, and recreational land
- Approximately 268.3 acres of tillable cropland
- Written cash lease in place through 2030
- Approximately \$10,732 annual cropland lease income
- Approximately 56.1 acres enrolled in CRP through 2030
- Approximately \$1,378 annual CRP income
- Predominantly level Class IV Platner Loam soils
- Multiple established tree rows providing wildlife habitat
- Excellent deer, antelope, upland bird, and small game hunting
- Potential hunting lease income
- Strong investment and recreational potential
- Low annual property taxes

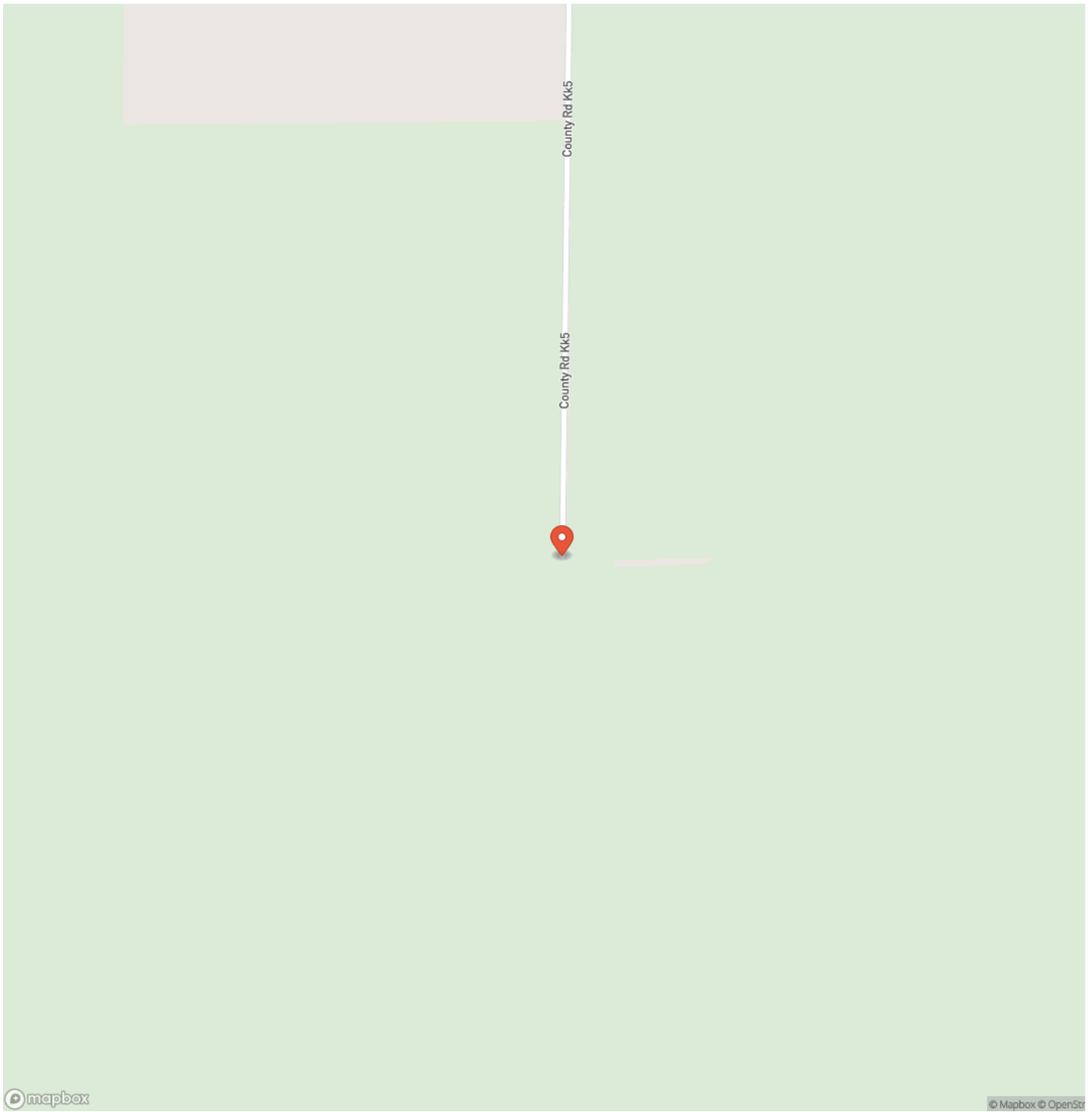
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



Half Section of Cropland & CRP with Recreational Opportunities
Akron, CO / Washington County



Locator Map



Satellite Map



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 CO.

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

