Affordable Colorado Land with CRP Income, Mountain Views & Recreational Opportunities
TBD 56th Ave
Deer Trail, CO 80701

$124,900
77.95± Acres
Adams County







SUMMARY

Address
TBD 56th Ave

City, State Zip
Deer Trail, CO 80701

County
Adams County

Type
Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude
39.7982 / -103.784

Acreage
77.95

Price
$124,900

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

77.95 Acres - Adams County, Colorado | Parcels #2 & #3

Don't miss this opportunity to own approximately 77.95 acres of Colorado land in Adams County, located northeast of Deer Trail and within reasonable driving distance of the Denver Metro Area.

These affordable parcels offer a great combination of recreational enjoyment, agricultural potential, and investment opportunity. Featuring maintained county road frontage, electricity available along the road, and distant mountain views, this property provides an excellent setting for a weekend getaway, future agricultural use, or a place to enjoy the wide-open spaces of Eastern Colorado.

Currently enrolled in the Conservation Reserve Program (CRP), the property generates approximately **$1,400 in annual income through 2033**, providing an opportunity for ongoing income for the new owner. Buyers may also have the option to remove the property from the CRP program following closing, subject to applicable program requirements, opening the door to potential uses such as livestock grazing or cropland production.

There are no HOAs or private covenants, with land use subject to Adams County regulations. A recently completed survey is available upon request. Outdoor enthusiasts will appreciate the recreational opportunities, including potential hunting for deer, antelope, predators, and small game.

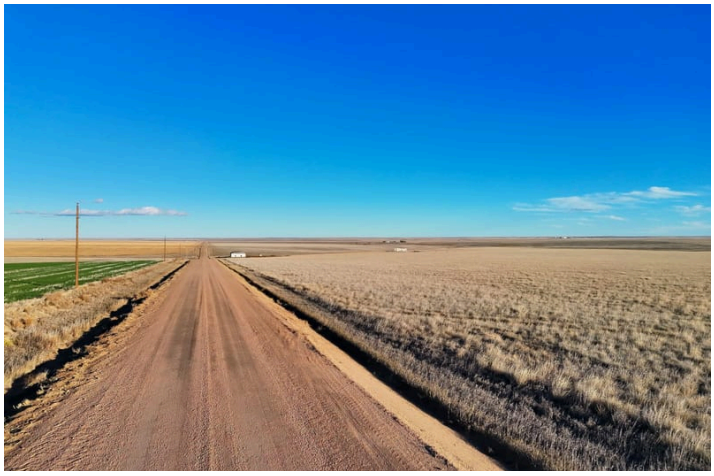
Whether you're looking for an affordable land investment, agricultural acreage, hunting property, or a quiet weekend escape from the city, these 77.95 acres offer plenty of possibilities.

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

Property Highlights

- Approximately 77.95 acres - Parcels #2 & #3
- Located northeast of Deer Trail in Adams County, Colorado
- Approximately $1,400 in annual CRP income through 2033
- Electricity available along the road
- Maintained county road frontage
- Distant mountain views
- No HOA or private covenants
- Recently completed survey available upon request
- Recreational opportunities for deer, antelope, predator, and small game hunting
- Convenient access to the Denver Metro Area

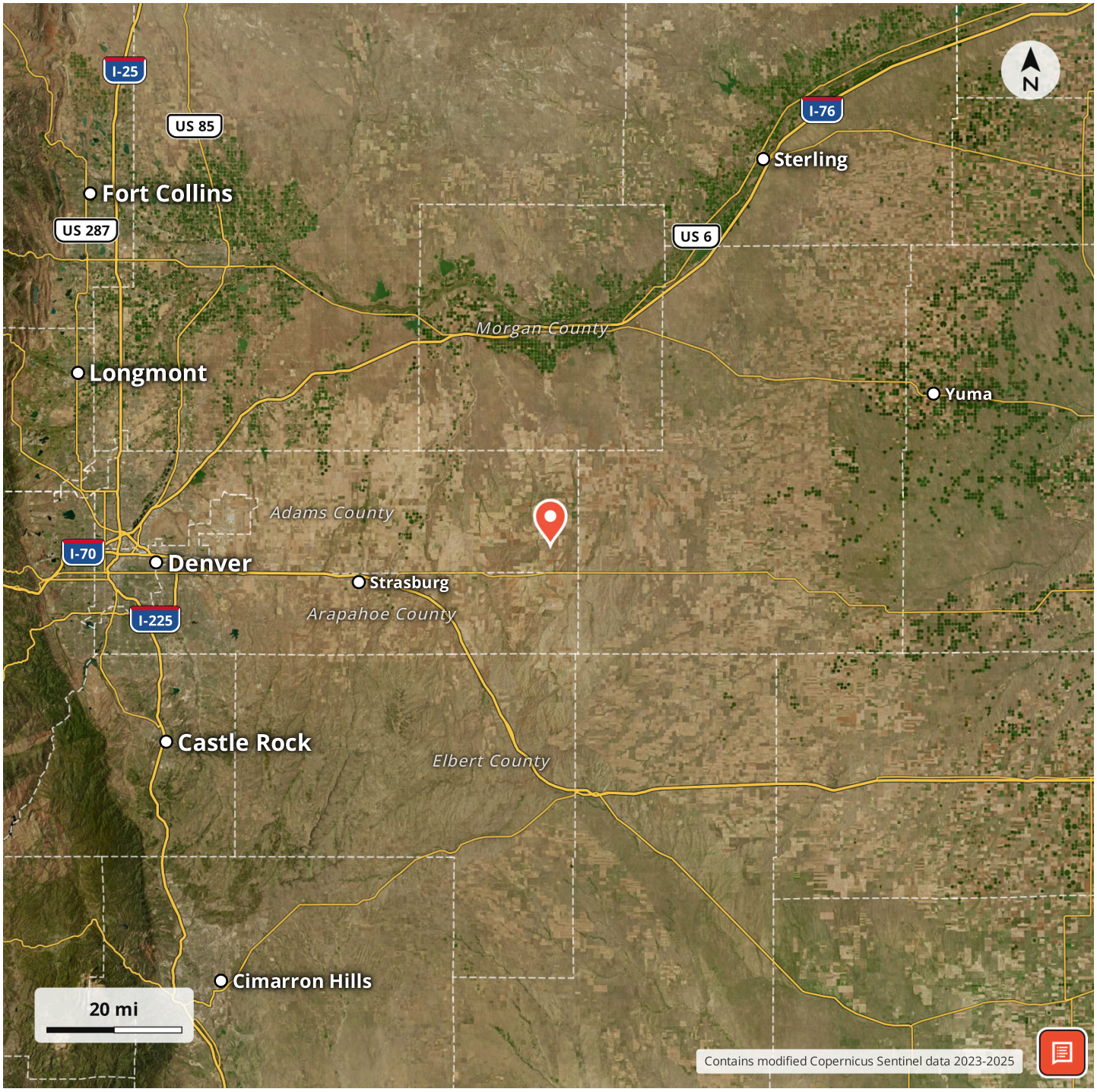
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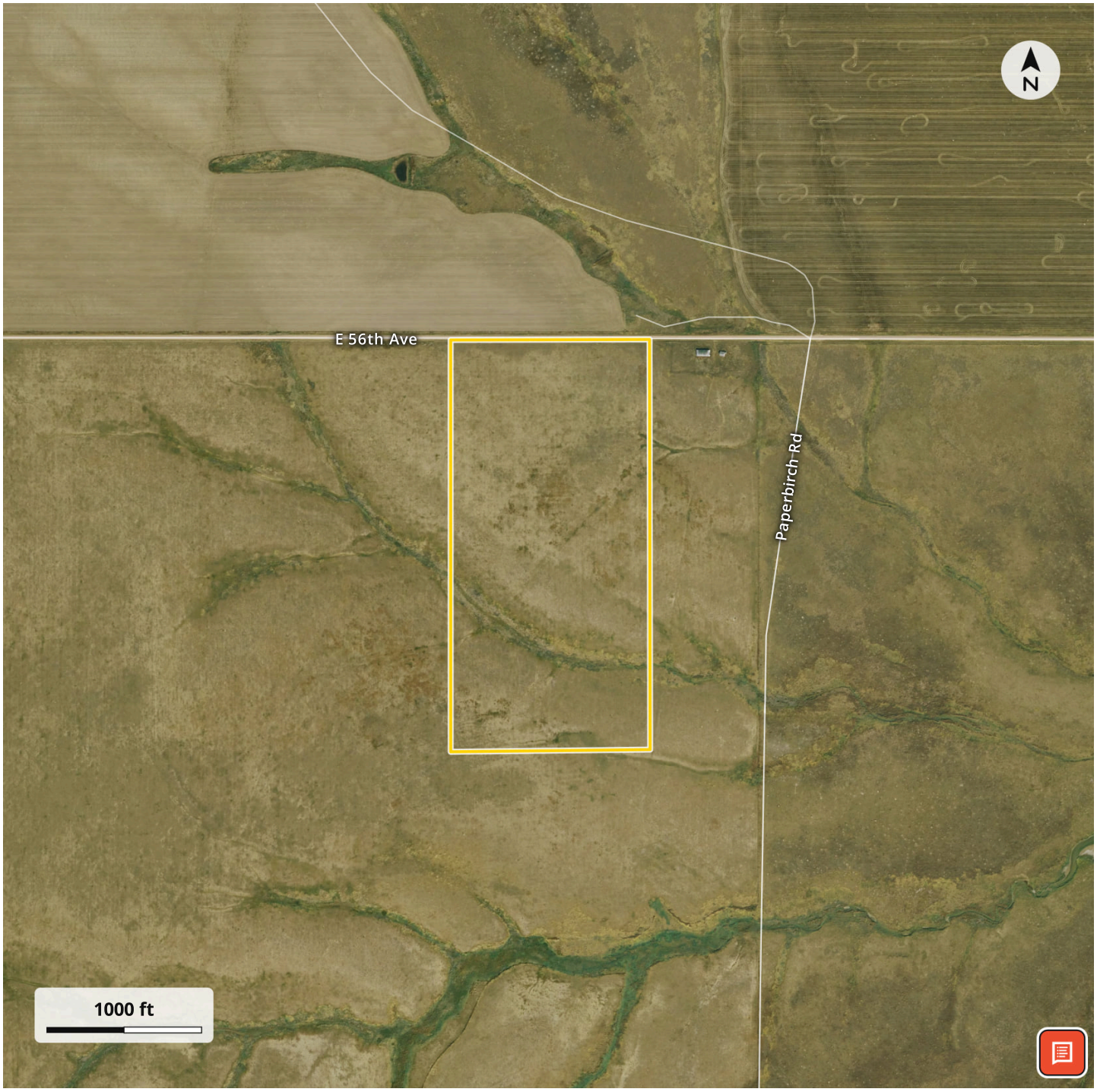




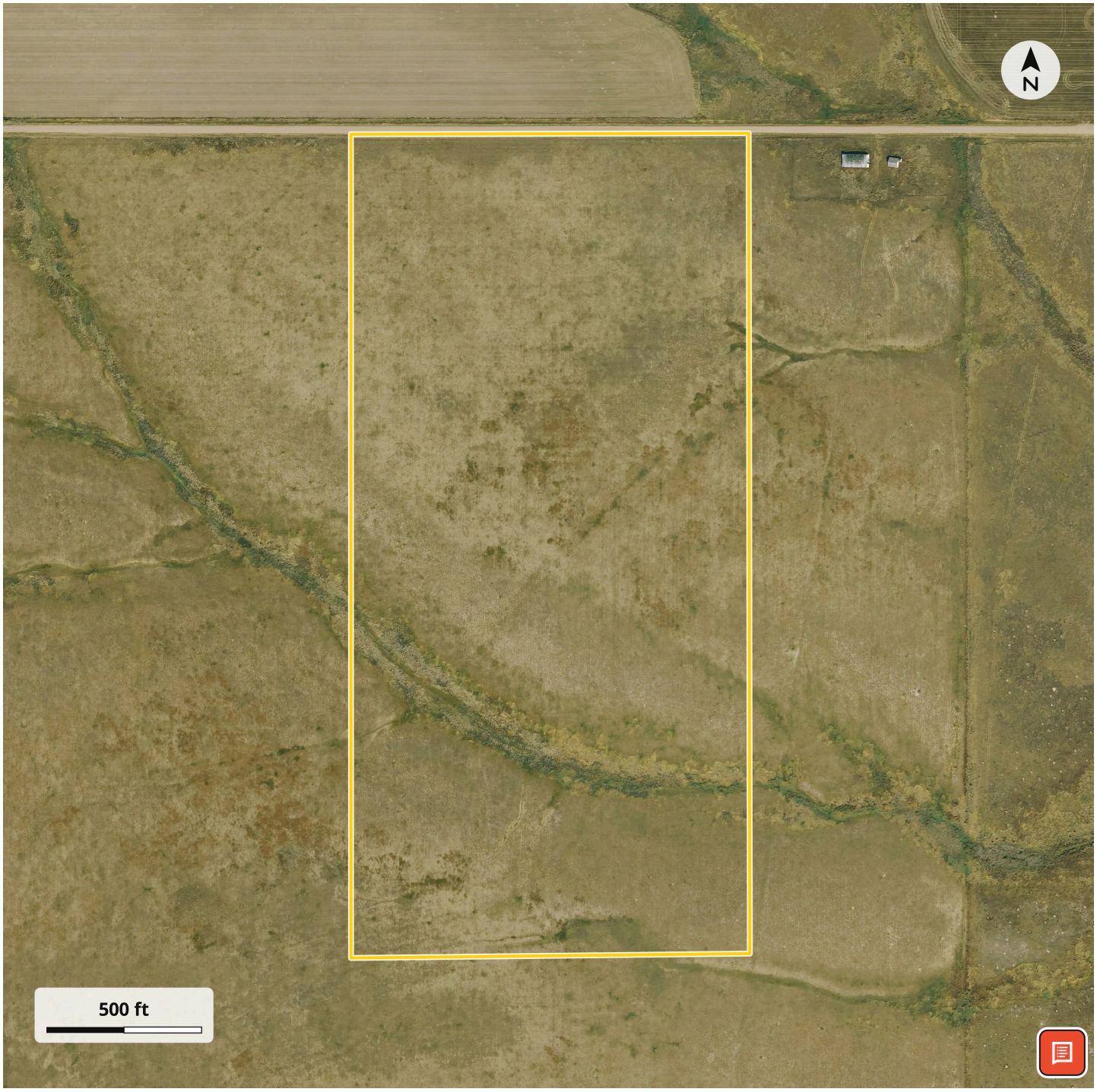

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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