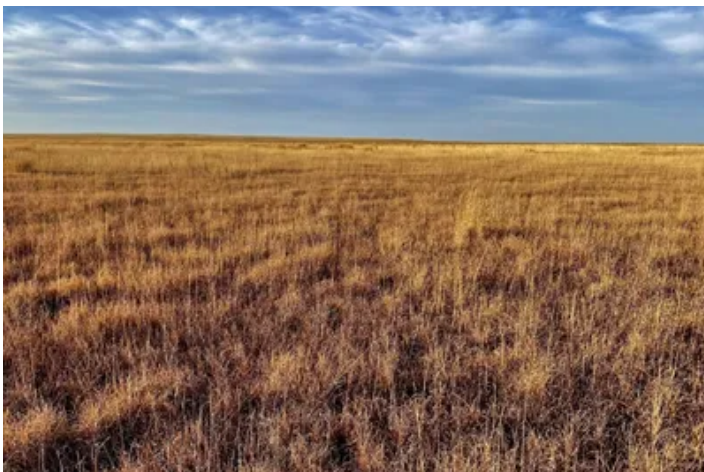


**Large Parcel Of CRP With The Current Contract Expiring
In 2027**
TBD County Road W
Eads, CO 81036

\$432,000
640± Acres
Kiowa County



Large Parcel Of CRP With The Current Contract Expiring In 2027 Eads, CO / Kiowa County

SUMMARY

Address

TBD County Road W

City, State Zip

Eads, CO 81036

County

Kiowa County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.5411 / -102.5562

Taxes (Annually)

1426

Acreage

640

Price

\$432,000

Property Website

<https://greatplainslandcompany.com/detail/large-parcel-of-crp-with-the-current-contract-expiring-in-2027-kiowa-colorado/78848/>



Large Parcel Of CRP With The Current Contract Expiring In 2027 Eads, CO / Kiowa County

PROPERTY DESCRIPTION

Large CRP Income Property with Hunting Potential - Contract Expires in 2027

This exceptional Conservation Reserve Program (CRP) property offers a rare opportunity to own a large acreage investment with strong annual income and future flexibility. Currently enrolled in the CRP program through 2027, the property generates approximately **\$19,214 in annual CRP payments**, providing reliable passive income while preserving the land's natural resources.

Featuring predominantly **Class IV soils**, this tract offers multiple possibilities once the current CRP contract expires. The next owner may choose to re-enroll the property in a new CRP contract or return portions of the acreage to agricultural production. The surrounding area supports a variety of crops, including wheat, milo, and millet.

Access is excellent, with a well-maintained county road bordering the south side of the property and convenient proximity to **Eads, Colorado**. Beyond its investment value, the property also offers outstanding recreational appeal. Wildlife commonly found in the area includes pronghorn antelope, mule deer, upland game birds, and other small game, creating excellent hunting opportunities.

With its substantial acreage, the property may qualify for participation in the **Colorado Landowner Preference Program**, potentially allowing eligibility for deer and antelope landowner vouchers.

Whether you're seeking dependable income, future farming potential, recreational opportunities, or a long-term land investment, this property checks all the boxes.

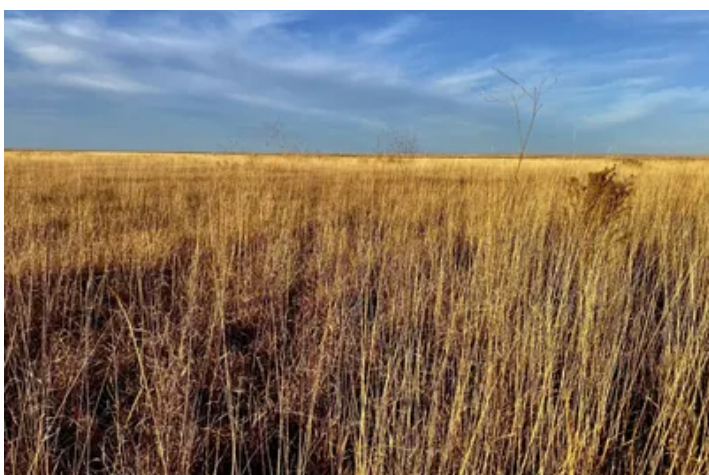
Property Highlights:

- CRP contract in place through 2027
- Approximate annual CRP income of \$19,214
- Strong investment and income-producing potential
- Option to re-enroll in CRP or return to crop production
- Excellent hunting and wildlife habitat
- County road frontage with easy access
- Near Eads, Colorado
- Potential eligibility for Colorado landowner vouchers
- Low property taxes

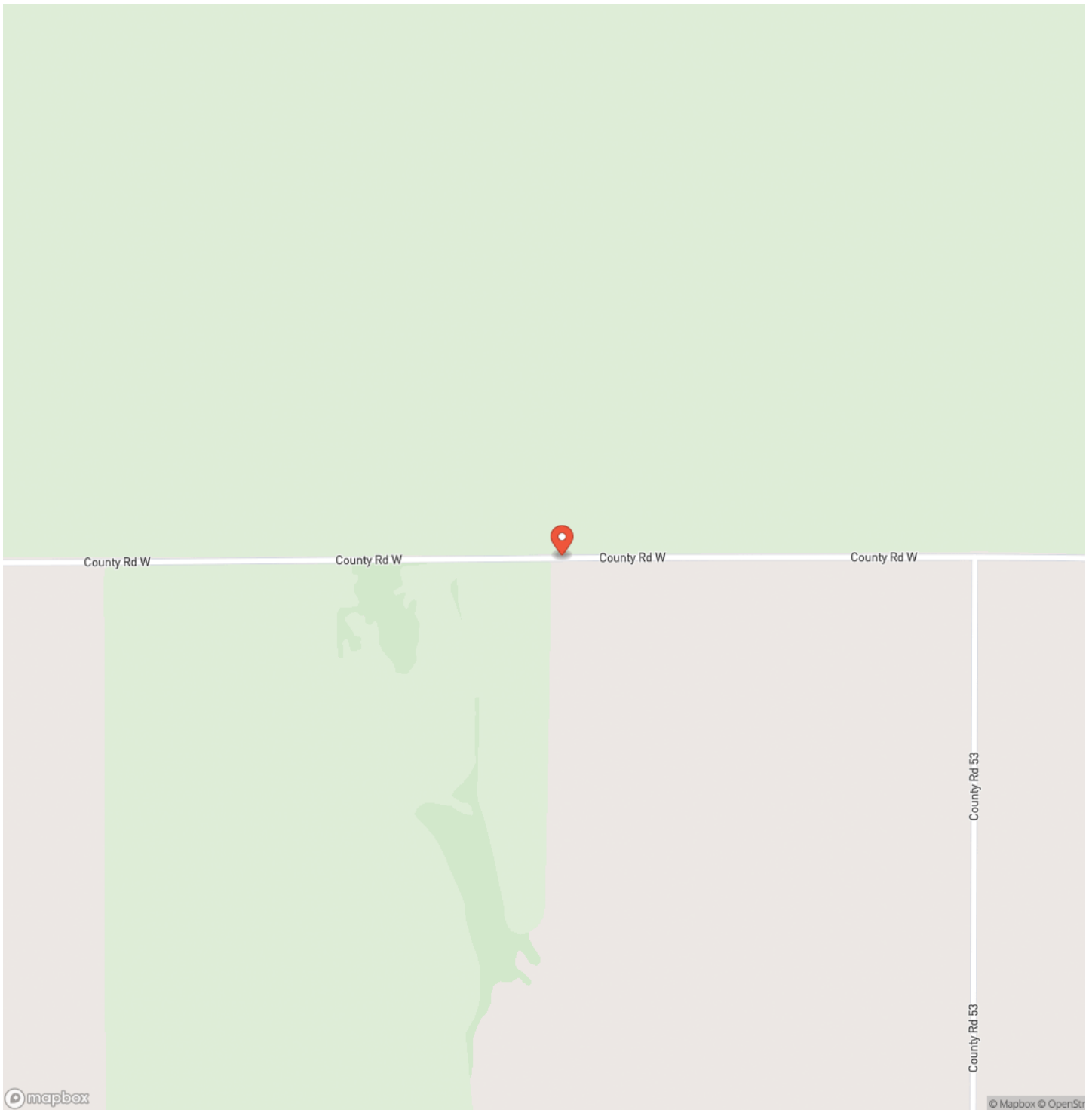
Contact the listing agent today for additional information or to schedule a private showing.



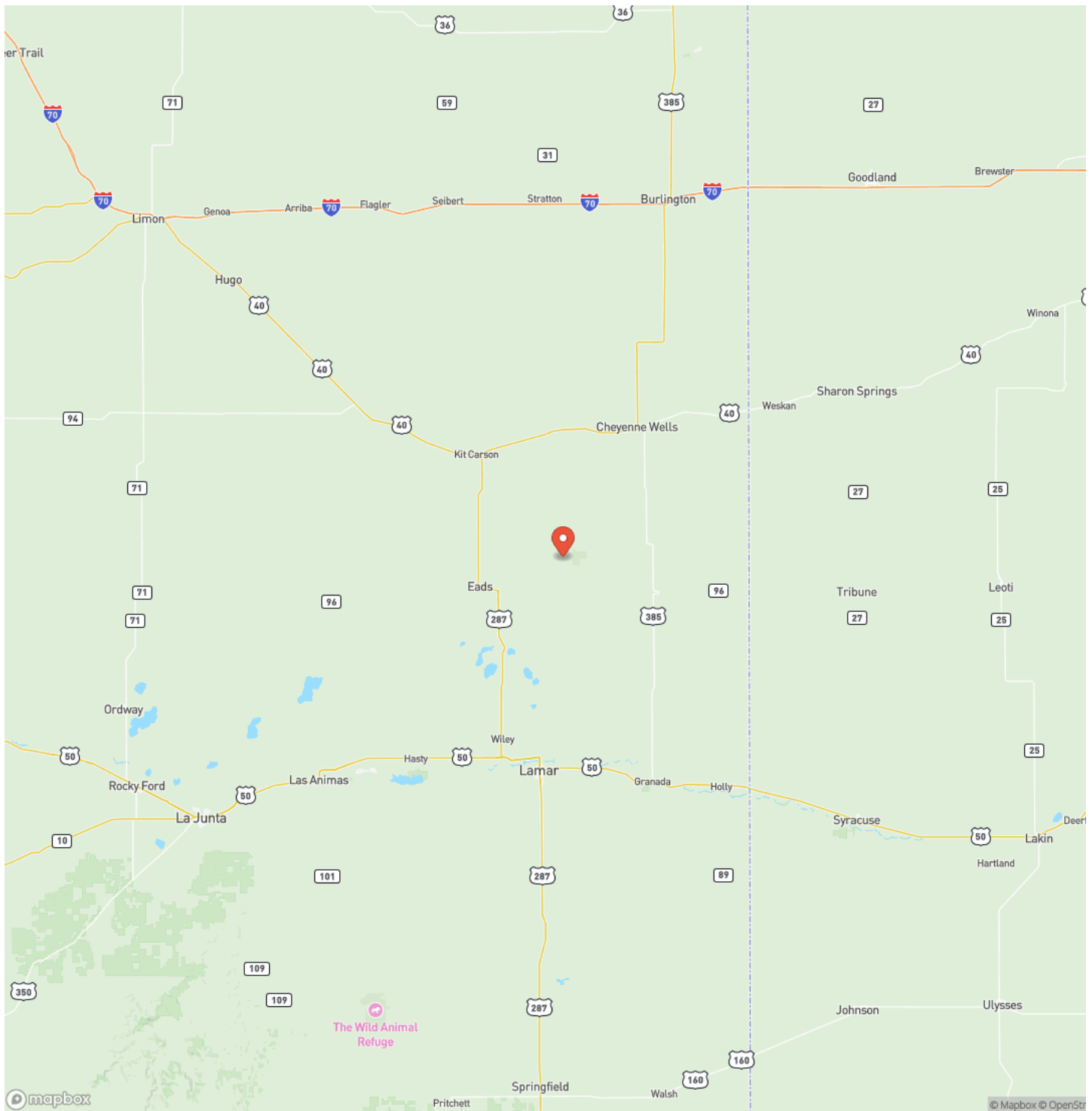
Large Parcel Of CRP With The Current Contract Expiring In 2027
Eads, CO / Kiowa County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



LISTING REPRESENTATIVE
For more information contact:



City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



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