

County Line Cropland Parcel with Good Soils
TBD
Anton, CO 80801

\$258,500
287.280± Acres
Washington County



County Line Cropland Parcel with Good Soils Anton, CO / Washington County

SUMMARY

Address

TBD

City, State Zip

Anton, CO 80801

County

Washington County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

39.5664 / -103.3229

Acreage

287.280

Price

\$258,500

Property Website

<https://greatplainslandcompany.com/detail/county-line-cropland-parcel-with-good-soils-washington-colorado/108429/>



County Line Cropland Parcel with Good Soils Anton, CO / Washington County

PROPERTY DESCRIPTION

Washington Co., CO 287.28

Here is a parcel of cropland with mostly Class 3 soils that is turn-key ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Weld Silt Loam, 0 to 3 percent slopes Class (3c) and Norka-Colby Loams, 3 to 5 percent slopes Class (3e) soils the cropland has good proven yield history. Crops grown on the property and in the area include Wheat, Milo, Millet, or Corn. Currently, all the tillable acreage is in 2025 milo stubble and is subject to tenant rights under a 1/3 owner 2/3 tenant crop-share agreement. Annual income will vary year to year depending on the acres/crops planted, weather conditions, and commodity prices. FSA information is available upon request. For additional income the property could be leased out for hunting with the close proximity to the North Fork Arikaree River and several nearby draws. Found in Colorado Big Game Management Unit 107 the property qualifies for the Landowner Preference Program for deer and antelope vouchers. Hunting opportunities included deer, antelope, upland bird, and small game. Seller's Owned Mineral Rights are included (if any). Please contact the local Land Professional for questions or to schedule a showing. ***Showings by Appointment only***

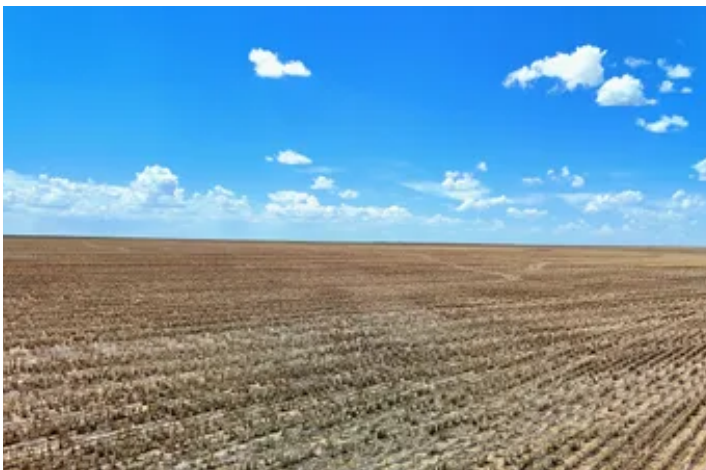
Property Details:

- Located in SEC33 T5S R53W
- Mostly Prime Tillable Cropland
- Crop-Share Lease with Annual Income
- Potential Hunting Lease Income
- Colorado Big Game Management Unit 107
- Low 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.



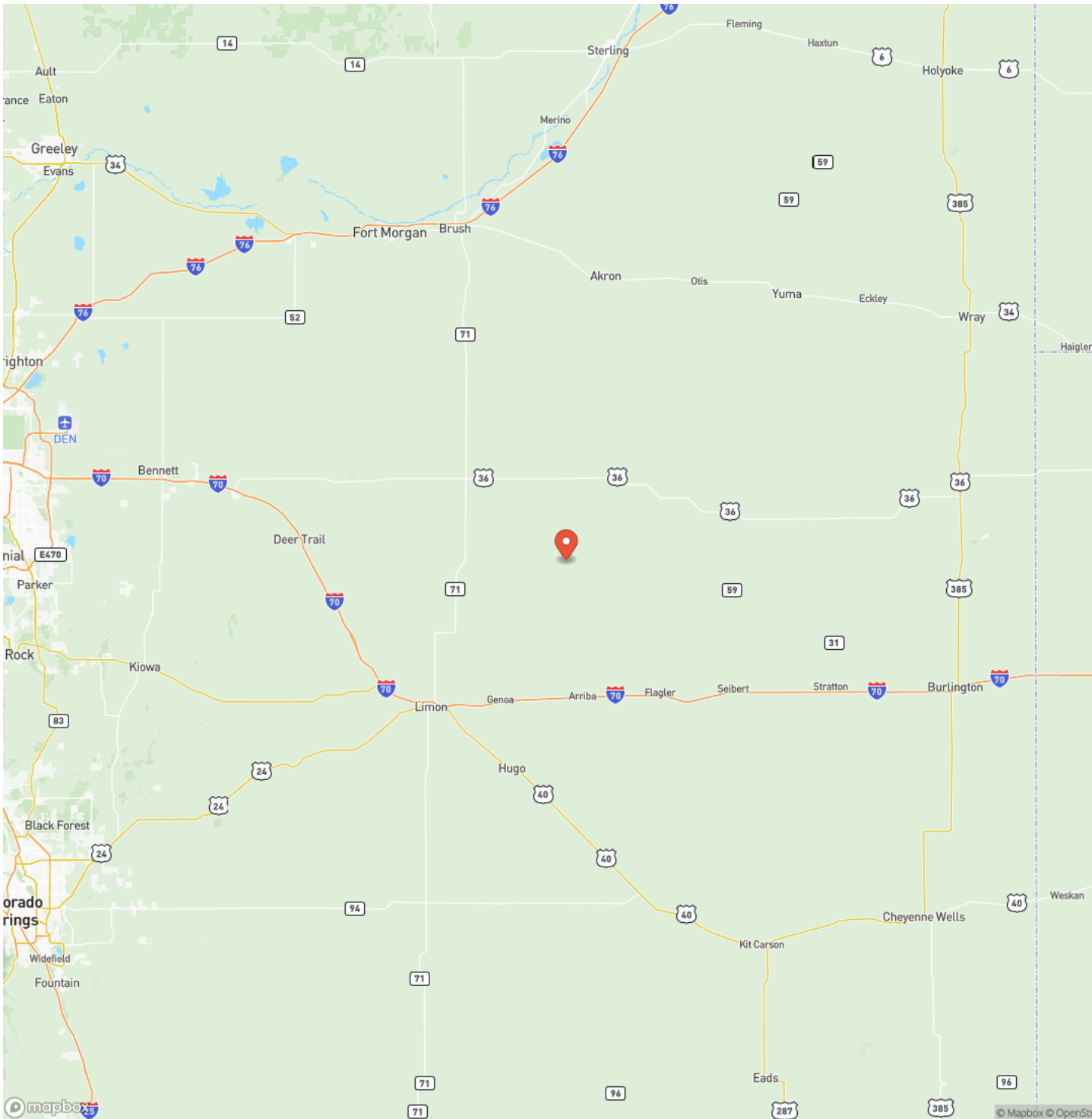
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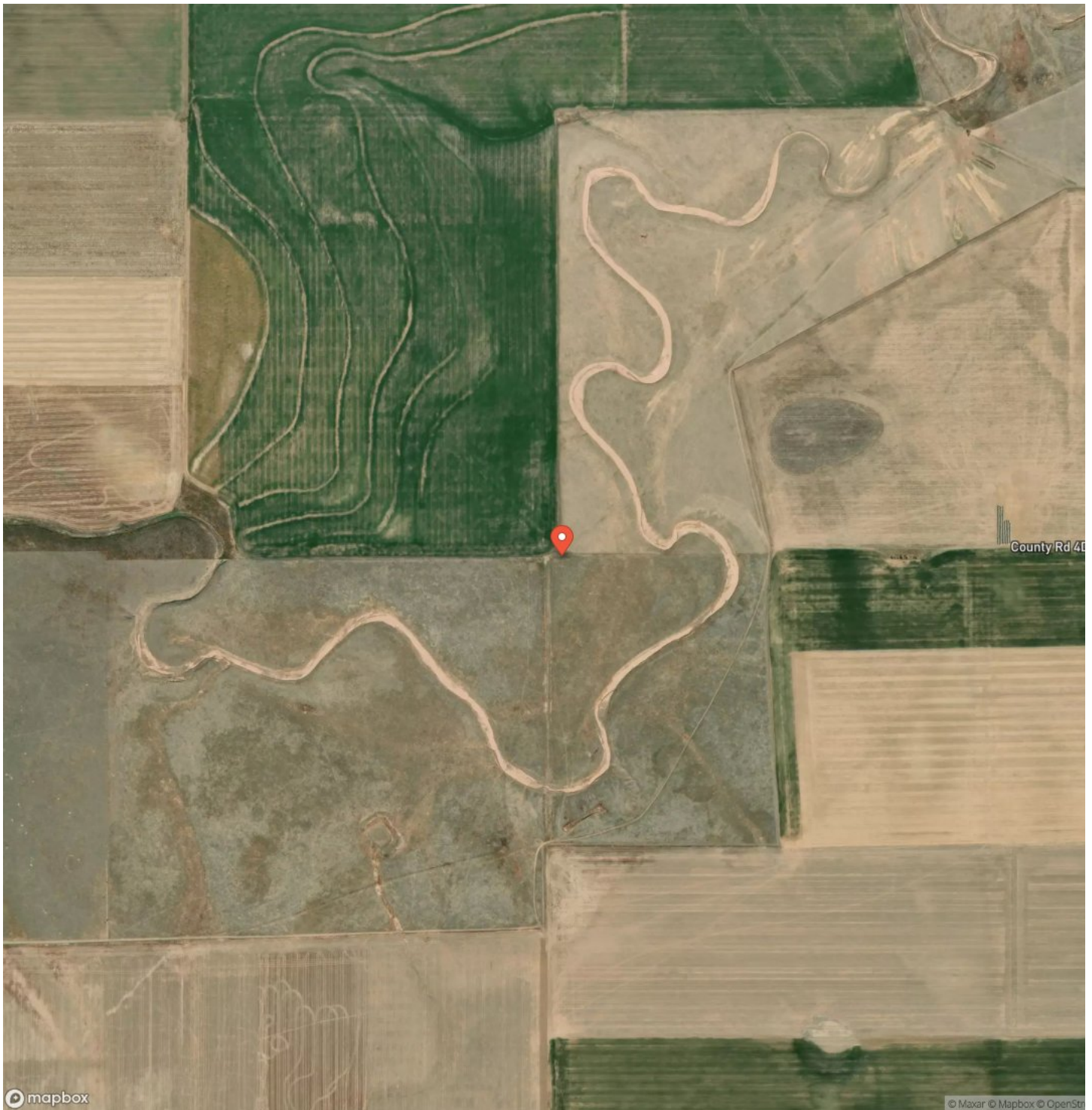
Locator Map



Locator Map



Satellite Map



County Line Cropland Parcel with Good Soils Anton, CO / Washington 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

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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