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FOR MORE INFO!



# LAND FOR SALE

158± Acres, Logan County, Colorado

OFFERED AT  
**\$300,000**

## Highlights:

- Annual CRP contract
- Annual wind tower revenue
- Easy access via multiple county roads



For additional information, please contact:

**Scott Dean, Agent**

**(970) 560-1133**

**SDean@FarmersNational.com**

# Property Information

## Directions to Property:

Driving from Sterling, Colorado head north out of Sterling on County Road 37, once you reach County Road 68 turn west and proceed one mile and you are at the NW corner of the property. Driving from Peetz, Colorado, head west on County Road 74, once you reach County Road 37 turn south and proceed to County Road 68 then turn west and proceed one mile and you are at the NW corner of the property.

## Legal Description:

NW 1/4 Section 24, Township 11, Range 53

**Property Description:** Nestled in Logan County, Colorado, this productive quarter section offers a rare blend of strong income and long-term stewardship. Enrolled in the Conservation Reserve Program (CRP) on 152.05 acres through 2033, the property generates an approximate annual payment of \$5,018 (about \$33 per enrolled acre), providing stable baseline revenue and habitat benefits. Complementing the CRP is an established ninety nine year wind energy lease with Peetz Table Wind Energy, LLC, featuring two wind towers (For additional lease information please contact agent).

With multiple income streams, strong conservation attributes, and straightforward operations, this quarter section is an efficient, low-maintenance holding well suited for investors, producers seeking diversified revenue, or buyers prioritizing wildlife and land stewardship.

## Farm Data:

Non-crop 5.95 acres  
CRP 152.05 acres

## FSA Information:

	<u>Base</u>	
Wheat	78.50 acres	CRP Reduction Acres
Barley	22.70 acres	CRP Reduction Acres

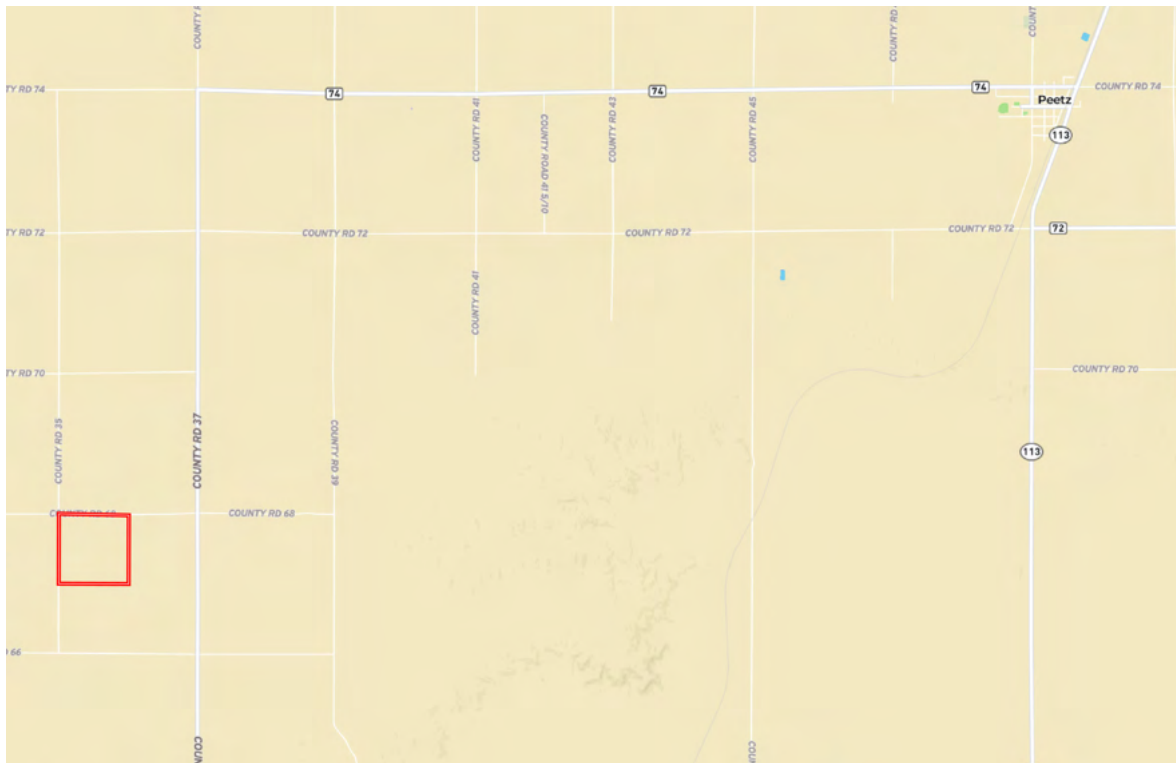
## CRP:

<u>Tract</u>	<u>Acres</u>	<u>Annual Payment</u>	<u>Expiration Date</u>
460-1	43.42	\$1,432.86	9/30/2023
460-2	93.40	\$3,082.20	9/30/2033
460-3	15.23	\$ 502.59	9/30/2033

**2025 Taxes:** \$350.13

**Price:** \$300,000

## Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
98	Rosebud-Escabosa-liff complex, 0 to 3 percent slopes	95.48	60.78	0	34	3c
92	Rago loam, 0 to 3 percent slopes	29.14	18.55	0	51	3s
97	Rosebud-Escabosa loams, 5 to 9 percent slopes	17.48	11.13	0	32	4e
50	Keith loam	10.46	6.66	0	42	3e
91	Platner-Rago-Dacono loams	4.54	2.89	0	45	2c
TOTALS		157.1(*)	100%	-	37.78	3.08



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