

CRP INVESTMENT

160± TO 590± ACRES

Lincoln & Washington Counties, CO

Annual income with stability of land ownership

17-20± mi N of Arriba, CO / I-70 (Exit #383).
Level to rolling with established grass cover
— mule deer, antelope, and upland bird
hunting. Three parcels offered separately.
Excellent access. Seller conveys all OWNED
mineral rights. Possession upon closing.



- **PARCEL #1 — 590.80± ACRES — \$713,000**
541.71 ac CRP · \$20,645 annually thru
9/30/2032 · Co Rd 4D & Co Rd 43
- **PARCEL #2 — 170.82± ACRES — \$200,000**
170.82 ac CRP · \$5,998 annually through
9/30/2032 and 2033 · Co Rd 43
- **PARCEL #3 — 160.00± ACRES — \$206,000**
148.97 ac CRP at \$41.50/ac · \$6,182 annually
thru 9/30/2033 · Co Rd 4D & Co Rd Z



For Further Information:
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