

# Holyoke Dryland & Hunting

303± ACRES | PHILLIPS COUNTY, CO

New Listing



**OVERVIEW:** 211.5± acres of productive dry cropland and thousands of established evergreen trees and shrubs in the Conservation Reserve Program (CRP). Located near Holyoke, CO, this property provides an attractive return on investment in addition to being a wildlife haven for deer and several species of upland birds. The mature shelterbelts would also provide protection and privacy for a future homesite.

**QUICK FACTS:**

- 303.5± total acres
- 4± mi west of Holyoke, CO
- 211.5± tillable acres – planted to wheat for 2024
- Buyer to receive landlord share of wheat crop
- 39.43 acres CRP (trees) @ \$2,130/yr (\$53.77/ac) through 2032
- 52.01 acres CRP (trees) @ 1,736/yr (\$33.38/ac) through 2034
- Thousands of mature evergreens and shrubs
- Excellent upland bird and deer hunting potential
- Great access with county roads on 3 sides
- **FSA Crop Base:** 164 ac wheat @ 47 bu PLC yield
- **R/E Taxes:** \$1,772.44 (2023 est.)
- **LEGAL:** S1/2 Section 17, ex. tracts, T7N-R45W
- Seller to convey all of Seller's OWNED mineral rights



**Asking Price \$550,000**



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# Holyoke Dryland & Hunting

303± Total Acres

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PHILLIPS COUNTY, CO



Hunting, CRP income and productive cropland located just minutes west of Holyoke, CO.

