



# McAden Parcels

Elbert County, CO

HAYDEN  OUTDOORS<sup>®</sup>



# McAden 800 CRP grass

TOTAL ACRES:

800.00

PRICE:

\$780,000

COUNTY:

Elbert County

CLOSEST TOWN:

Matheson, CO

## McAden SE Quarter

TOTAL ACRES:

160.00

PRICE:

\$176,000

COUNTY:

Elbert County

CLOSEST TOWN:

Matheson, CO

## McAden NW Quarter

TOTAL ACRES:

160.00

PRICE:

\$184,000

COUNTY:

Elbert County

CLOSEST TOWN:

Matheson, CO

*Presented by*



**Jim Digby**

📍 Broker Associate, Licensed in CO, WY & MT

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📞 303.883.8493



**HAYDEN OUTDOORS.**  
**REAL ESTATE**





# McAden 800 CRP grass

TOTAL ACRES:

800.00

PRICE:

\$780,000

COUNTY:

Elbert County

CLOSEST TOWN:

Matheson, CO

## Property Summary:

Investment 800 acres with 764.5 acres enrolled in CRP. The contract expires October 2022. The seller has applied for re-enrollment for a new 10 year contract. As CRP, the property is a great passive investment property and will preserve wealth in uncertain times.

## Land

All contiguous property with 764.5 acres CRP, the balance native grassland. The terrain is gently sloping to level. Great views to the west of Pikes Peak and 360 degree views of the surrounding countryside.

## Improvements

Electrical service adjoins the property. The property has a couple of old homesteads areas.

## Recreation

The property's established CRP grasses attract numerous wildlife species and birds. Species include Mule Deer, Pronghorn, Coyote, Fox, and Dove.

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Income Producing

## Land Details:

**Address:** 00001 County Road 149,  
Ramah , Colorado 80832, USA  
**Closest Town:** Matheson  
**Total Acres:** 800.00  
**Deeded Acres:** 800.00  
**Zoning:** A  
**Elevation:** 6000  
**Topography:** Mildly rolling  
**Vegetation:** CRP grass  
**Pasture Acres:** 800  
**Income Type:** CRP  
**Estimated Taxes:** \$1,744.51 - 2021  
**Source of lot size:** Assessor/Tax Data







## Agriculture

Options after the fall of 2023, the property has the potential to either be re-enrolled in the CRP program, broke out and farmed (with rapidly rising commodity prices) or grazed. The property has class 4 Soils. CRP contracts with 291.8 acres at \$28.56 and 472.7 acres at \$25.63 per acre per year makes for a great passive income wealth preservation property.

## Region & Climate

Located in southeast Elbert County, the area is a mix of farms, ranches and rural residential. The climate is mild and moisture averages 14 inches per year.

## Location

The property is located 53 miles east of Colorado Springs and about an hour and a half from Denver Metro. It's located between the communities of Rush, Simla and Matheson Colorado. Limon is 32 miles to the northeast and has farm stores, groceries, fuel, discount stores, hotels and restaurants.

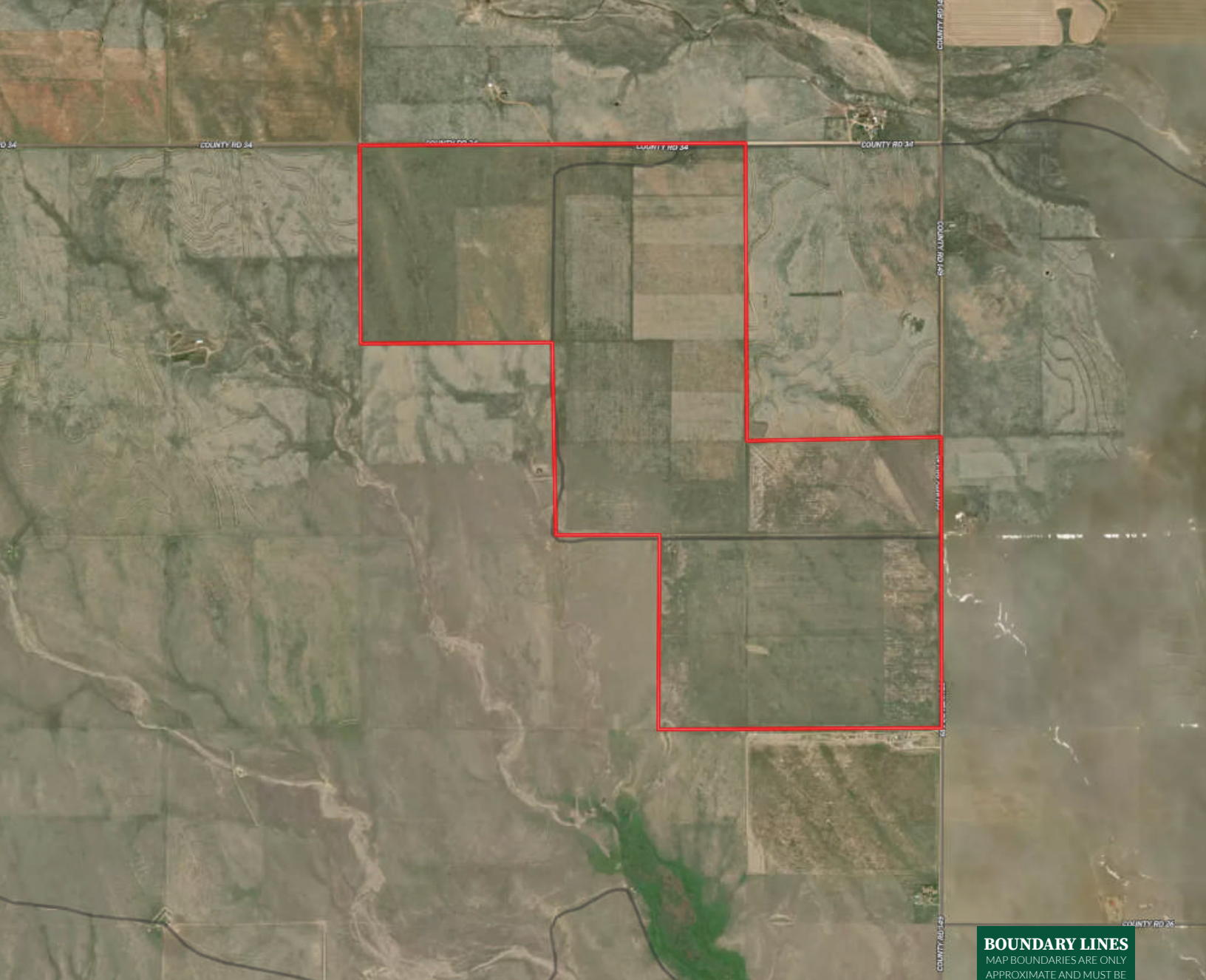
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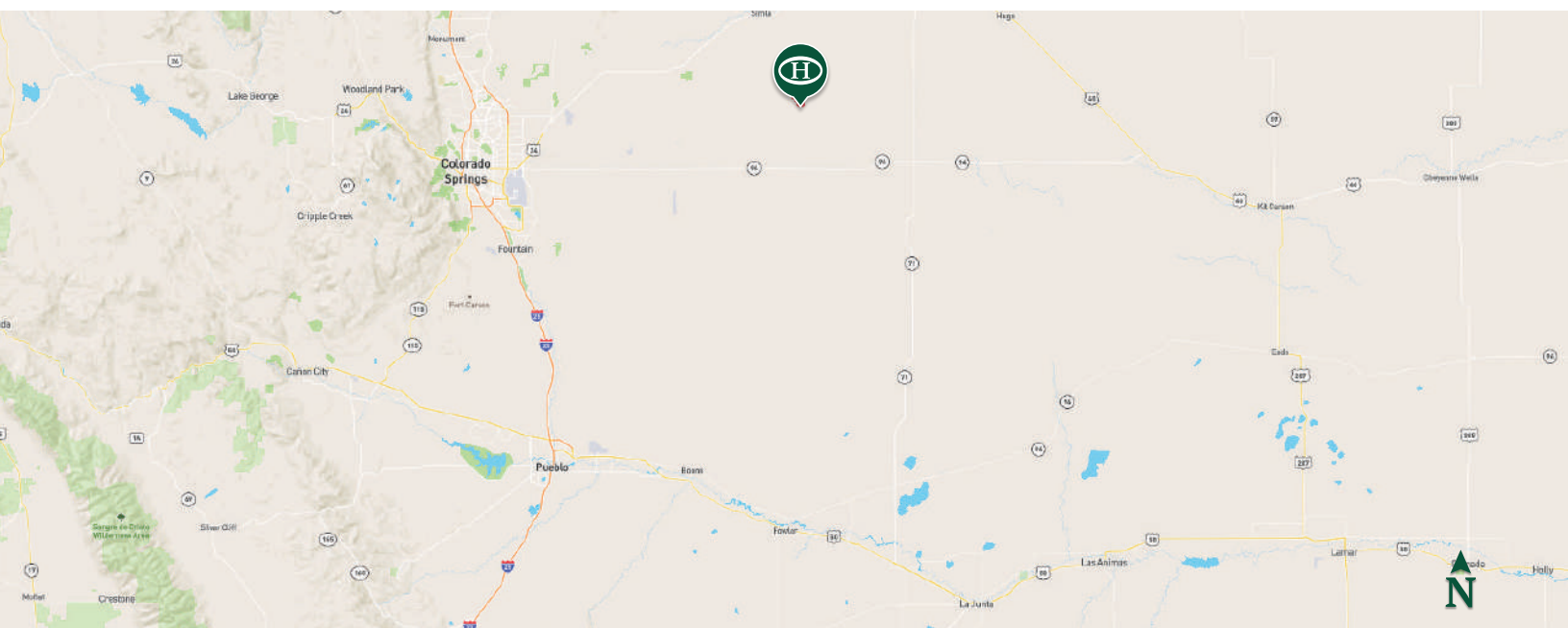




### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary  Cabin  BLM  Fish & Wildlife





# McAden SE Quarter

TOTAL ACRES:

160.00

PRICE:

\$176,000

COUNTY:

Elbert County

CLOSEST TOWN:

Matheson, CO

## Property Summary:

Investment property with 160 total acres with 152.4 acres CRP expiring October 2022. The owner has been approved for a new 10 year CRP contract. As CRP, the property is a great passive investment property and will preserve wealth in uncertain times.

## Land

160 total acres. 152.4 acre CRP contract. Gently rolling terrain. Class IV soils. The remaining acreage has a great building site overlooking a draw with cottonwood trees and electricity is close.

## Recreation

Deer, Antelope, upland birds, Coyote and Fox call the property home. Wide open spaces for your needs.

## Agriculture

The property could be re-enrolled in a new 10 year CRP contract starting October 2022, or it could be broken out and farmed. Commodity prices are swiftly going up. Another option would be to graze the property. As CRP, the property is a great passive investment property and will preserve wealth in uncertain times.

## General Operations

The current CRP contact pays has 152.4 acres enrolled and pays \$29.69 per acre per year.

### Region & Climate

The area is a mix of working farms, ranches and rural residential properties. You can expect about 14" of moisture per year.

## Location

The property is 53 miles from Colorado Springs and is located in rural eastern Colorado in the area of the communities of Simla, Matheson and Rush Colorado. Limon Colorado is 30 miles north east and has all the amenities one needs. Colorado Springs has a growing international airport with flights being added monthly.

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing

## Land Details:

**Address:** 00001 County Road 26,  
Ramah, Colorado 80832, USA

**Closest Town:** Matheson

**Total Acres:** 160.00

**Deeded Acres:** 160.00

**Zoning:** A

**Elevation:** 5950

**Topography:** Gently rolling

**Vegetation:** Grass

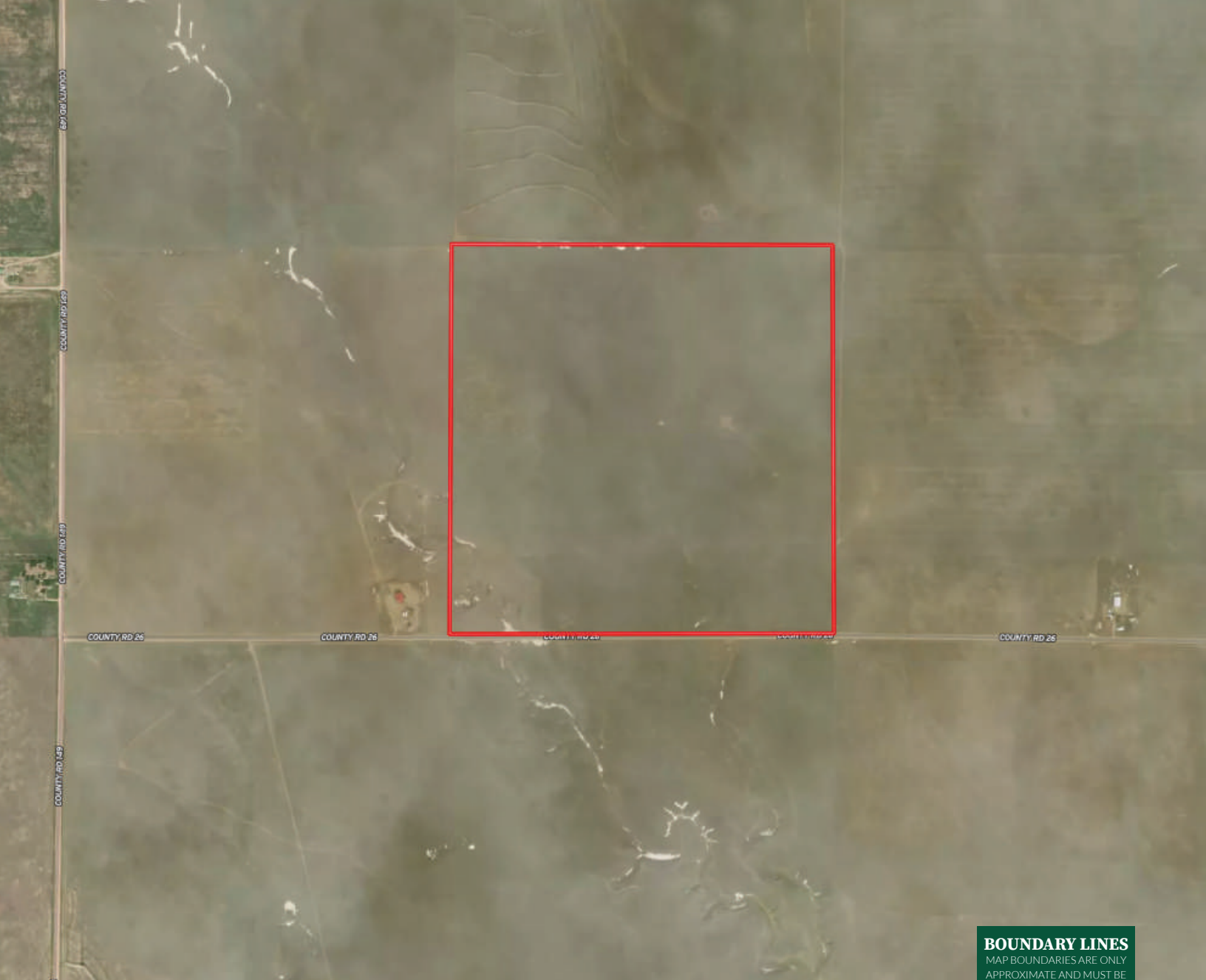
**Pasture Acres:** 160

**Income Type:** CRP

**Estimated Taxes:** \$313.1 - 2021

**Source of lot size:** Assessor/Tax Data

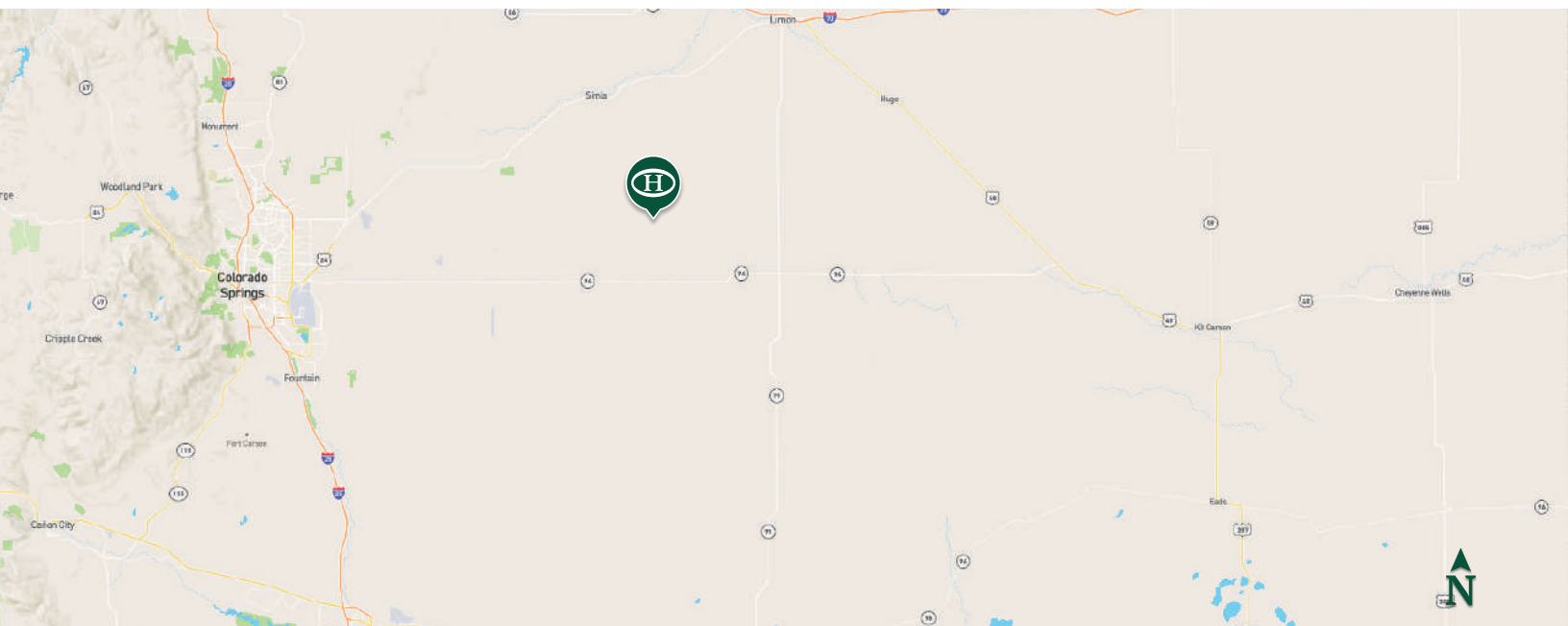




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 Boundary  Cabin  BLM  Fish & Wildlife





# McAden NW Quarter

TOTAL ACRES:

160.00

PRICE:

\$184,000

COUNTY:

Elbert County

CLOSEST TOWN:

Matheson, CO

## Property Summary:

160 acres with 83 acres of CRP and 77.6 acres of grass. The CRP contract expires October 2022. Seller has been approved for a new 10 year CRP contract.

## Land

83 acres of CRP paying \$29.69 per acre per year and 77.6 acres of grassland. The property lays level in areas with a slight roll in others. The soils are class IV soils. The heavily sodded CRP grass gives good cover.

## Improvements

The property adjoins electric service along County Road 149. There's an old well and windmill in unknown condition on the property.

## Recreation

Deer, antelope, coyote, fox and birds occupy the property. The heavily sodded CRP grasses provide good wildlife cover.

## Agriculture

The property could be re-enrolled in a new 10 year CRP contract beginning in the fall of 2022 or it could be either broke out and farmed or grazed. The grassland has good building sites with views of Pikes Peak to the west.

## General Operations

The property is a safe income property and a good opportunity for wealth preservation in uncertain times. It would also make an ideal small ranch or building site to get away from the big cities and the challenges that they attract.

## Region & Climate

The general area is a mix of working farms and ranches and rural residential.

## Location

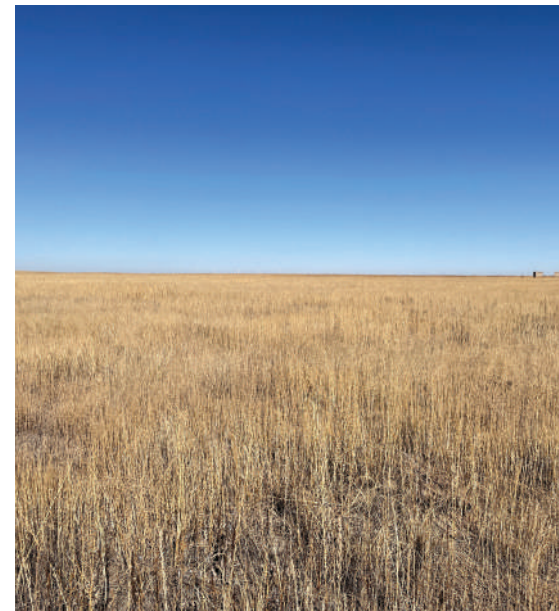
Located between the small communities of Simla, Matheson and Rush, Colorado, the property is 53 miles from Colorado Springs, one and a half hours from Denver and 30 miles from Limon Colorado. Colorado Springs has an international airport with flights being added monthly.

## Activities & Amenities:

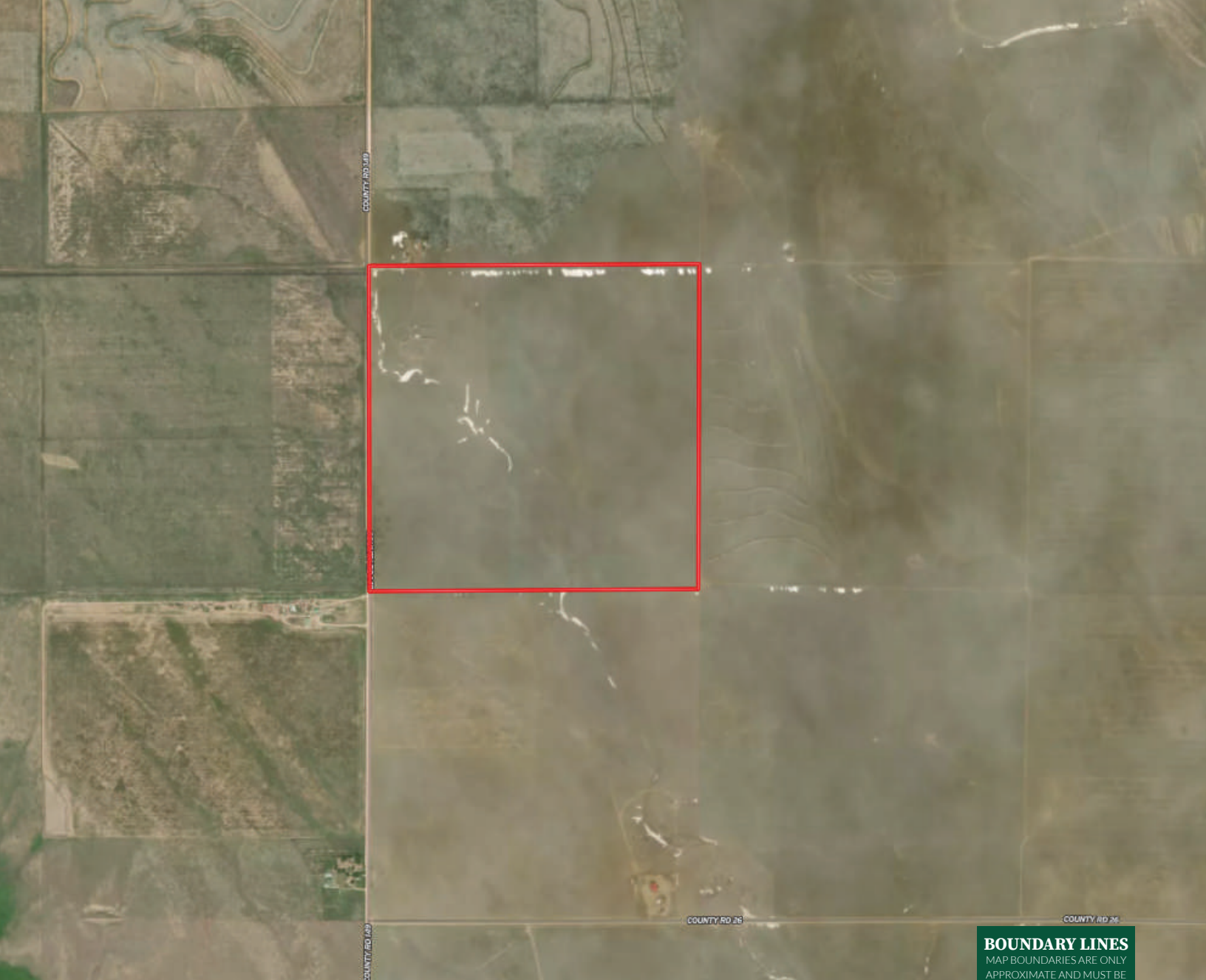
ATV/Off Road  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Income Producing

## Land Details:

**Address:** 00002 County Road 149,  
Ramah, Colorado 80832, USA  
**Closest Town:** Matheson  
**Deeded Acres:** 160.00  
**Zoning:** A  
**Elevation:** 6000  
**Topography:** Rolling  
**Vegetation:** Grass  
**Pasture Acres:** 160  
**Income Type:** CRP  
**Estimated Taxes:** \$313 - 2021  
**Source of lot size:** Assessor/Tax Data

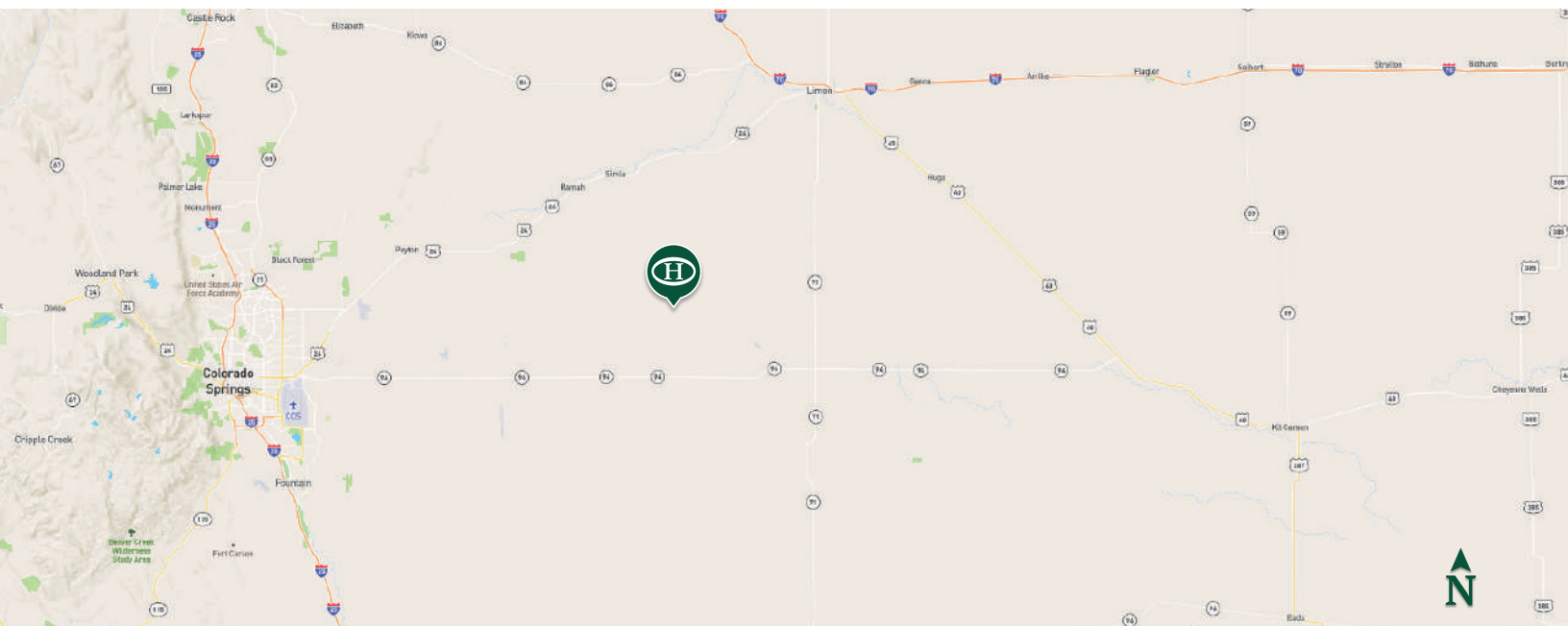






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VERIFIED FOR ACCURACY.

 Boundary  Cabin  BLM  Fish & Wildlife





# Hayden Outdoors

## *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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**REAL ESTATE**



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