

Holyoke Upland Hunting

155± ACRES | PHILLIPS COUNTY, CO

New Listing



Overview: Excellent location southeast of Holyoke, CO just 5± miles south of Highway 6 and 5± miles east of Highway 385. Not only does this property boast excellent hunting opportunities, it would make an exceptional home site with mature shelterbelt trees. There is potential to earn passive income by enrolling the property in CRP, grazing, or other government programs. Trees and shrubs were designed by Pheasants Forever and planted nearly 30 years ago.

QUICK FACTS:

- 154.8± total acres
- 121.1± FSA cropland acres (grass)
- Possession upon closing
- Mature shelterbelt trees & shrubs
- Seller to convey all OWNED mineral rights
- **FSA Crop Base:** 55.43 ac corn @ 184 bu.
- **LEGAL:** SW1/4 Sec 6, ex. a tract, T6N-R43W
- **R/E Taxes:** \$689.88 (2022)



Asking Price \$310,000



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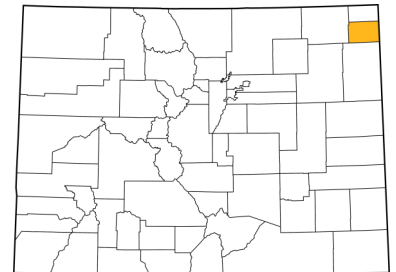
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Hunting opportunities abound with established grasses and mature shelterbelt tree rows and shrubs. This property previously hosted the Colorado Pheasant Championships & formerly served as part of Ballyneal Hunt Club.

