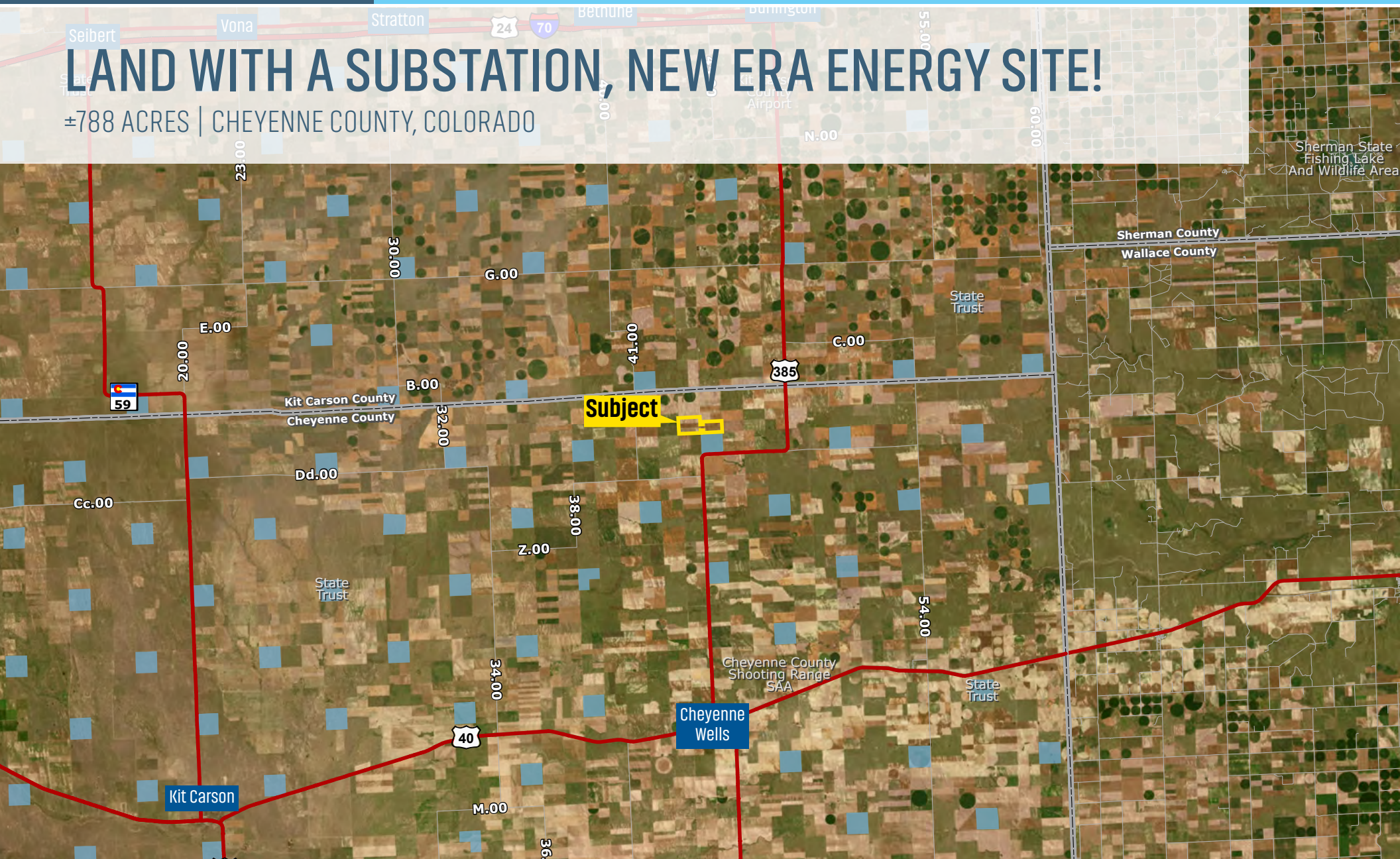


LAND WITH A SUBSTATION, NEW ERA ENERGY SITE!

±788 ACRES | CHEYENNE COUNTY, COLORADO



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



This 788-acre property is located in Cheyenne County, Colorado, near the Kit Carson County line in the heart of the Eastern Plains. The site offers large-scale land ownership in a region defined by agriculture, ranching, and long-term rural investment, with an Xcel Energy substation located on the property, offering direct access to high-voltage transmission infrastructure and proximity to substantial existing renewable generation in the immediate area.

Cheyenne County spans roughly 1,778 square miles with an exceptionally low population density of about one person per square mile, offering the wide-open character, privacy, and operational flexibility many buyers seek in Eastern Colorado. The county is part of a broader agricultural economy that remains central to the region's identity and productivity. Regionally, Cheyenne and neighboring Kit Carson County are tied into important Eastern Colorado transportation corridors, including US 40 and US 385, which support freight movement and access across the plains.

This is a substantial landholding with utility presence, county-line positioning, and strong Eastern Colorado context for agricultural, investment, or future strategic use.

The Substation currently anchors a 1.4 Gigawatt system. The GI-2026-22 project adds 350 Megawatts of new onshore wind generation, bringing the total localized capacity routing through the property to 1.75 GW (1,750 MW), this upgrade has a targeted commercial operation date of June 16, 2030.

SIZE	±788 Acres
PRICE	Contact Broker
PARCEL	307908100092, 307909300001

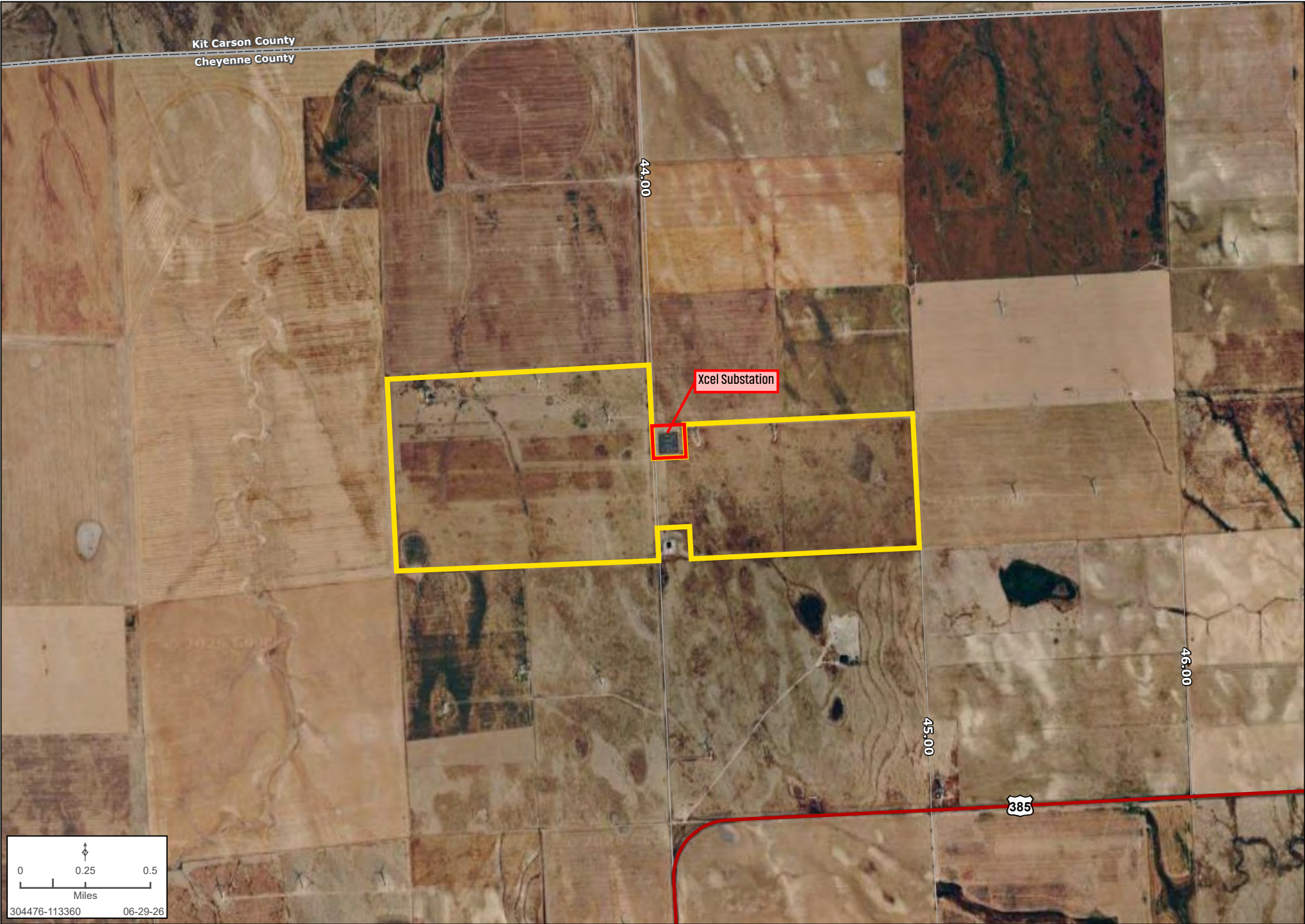


XCEL ENGERGY



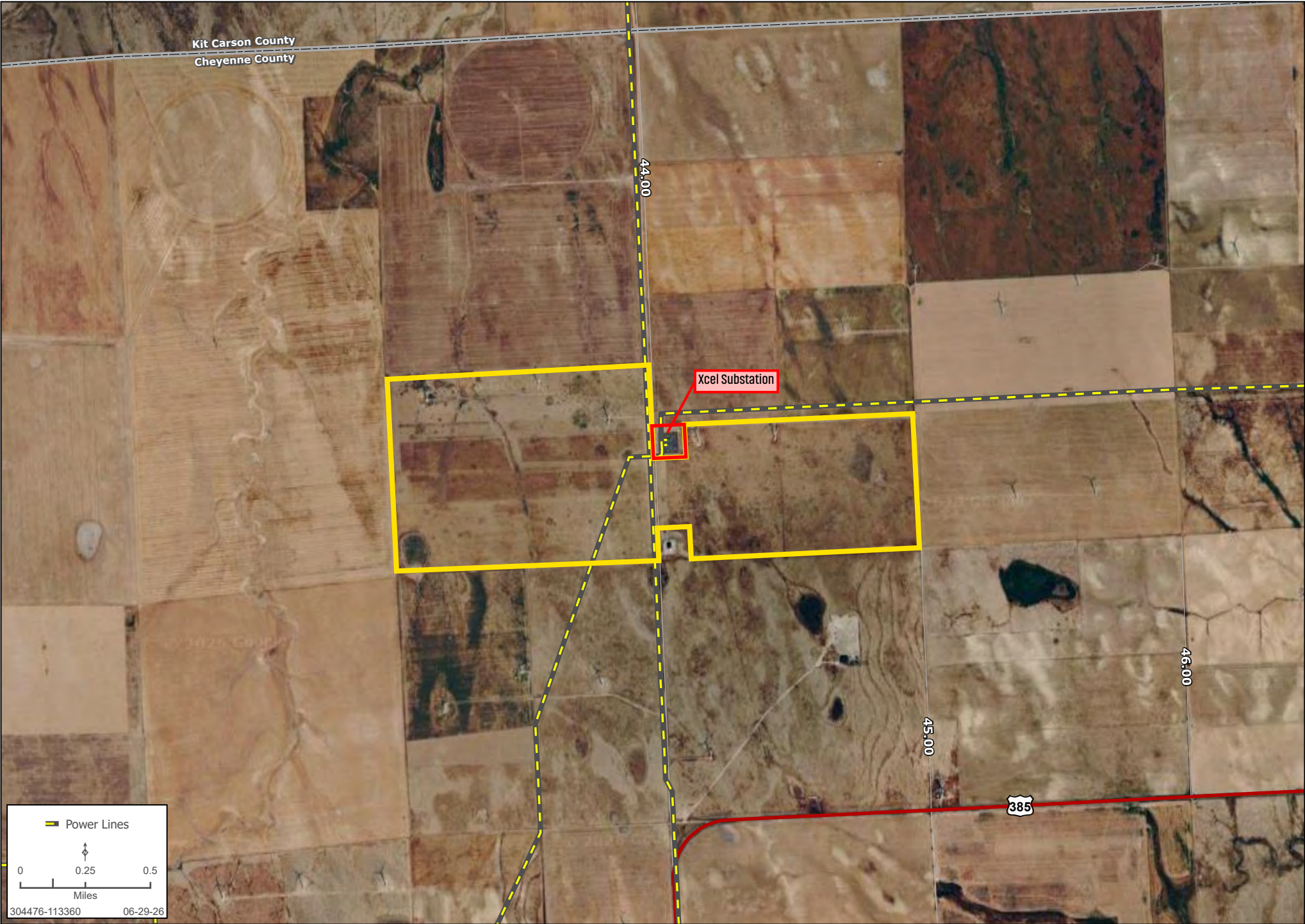
DETAIL | CHEYENNE COUNTY AGRICULTURAL LAND OPPORTUNITY

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UTILITIES | CHEYENNE COUNTY AGRICULTURAL LAND OPPORTUNITY

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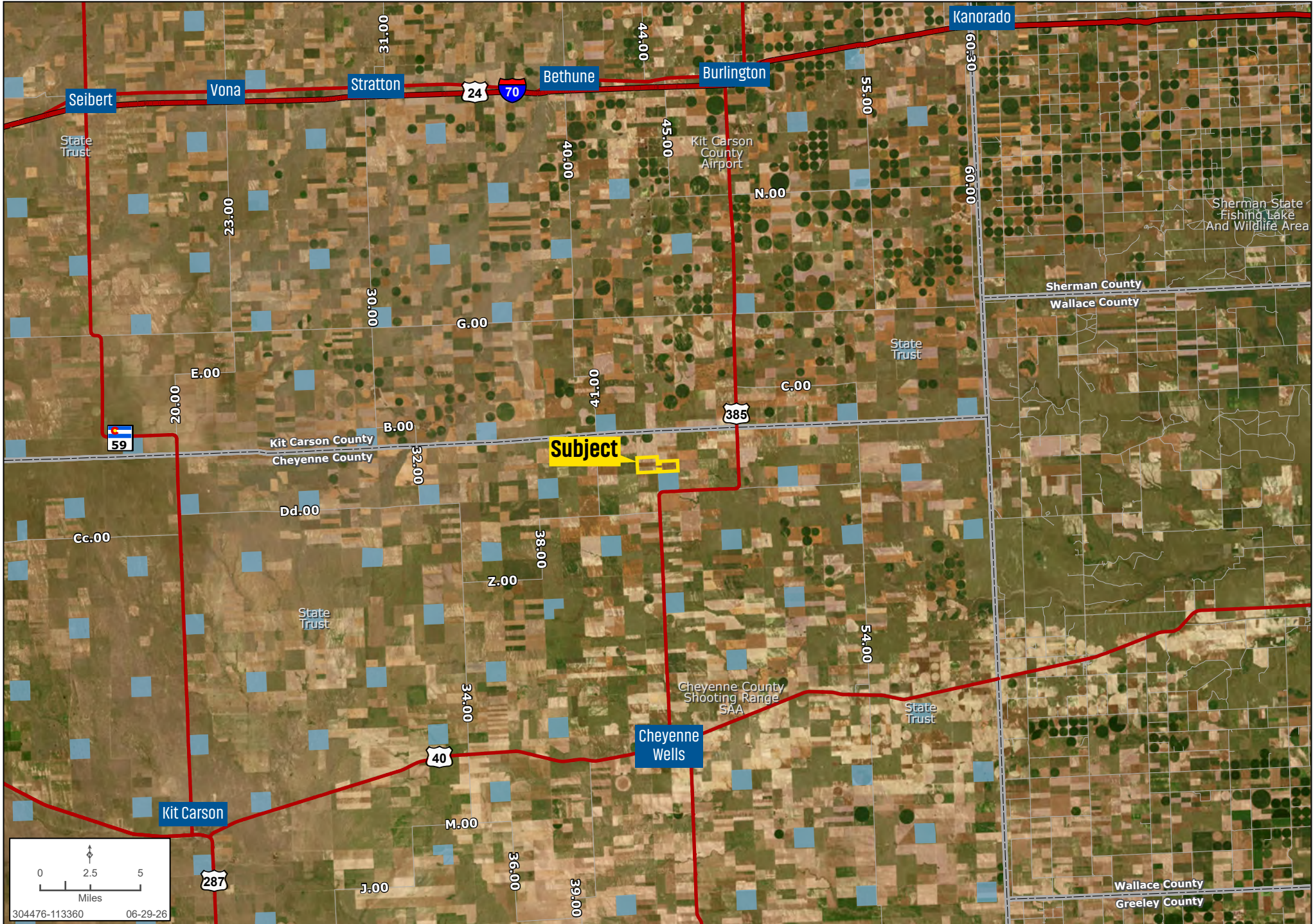


AREA | CHEYENNE COUNTY AGRICULTURAL LAND OPPORTUNITY

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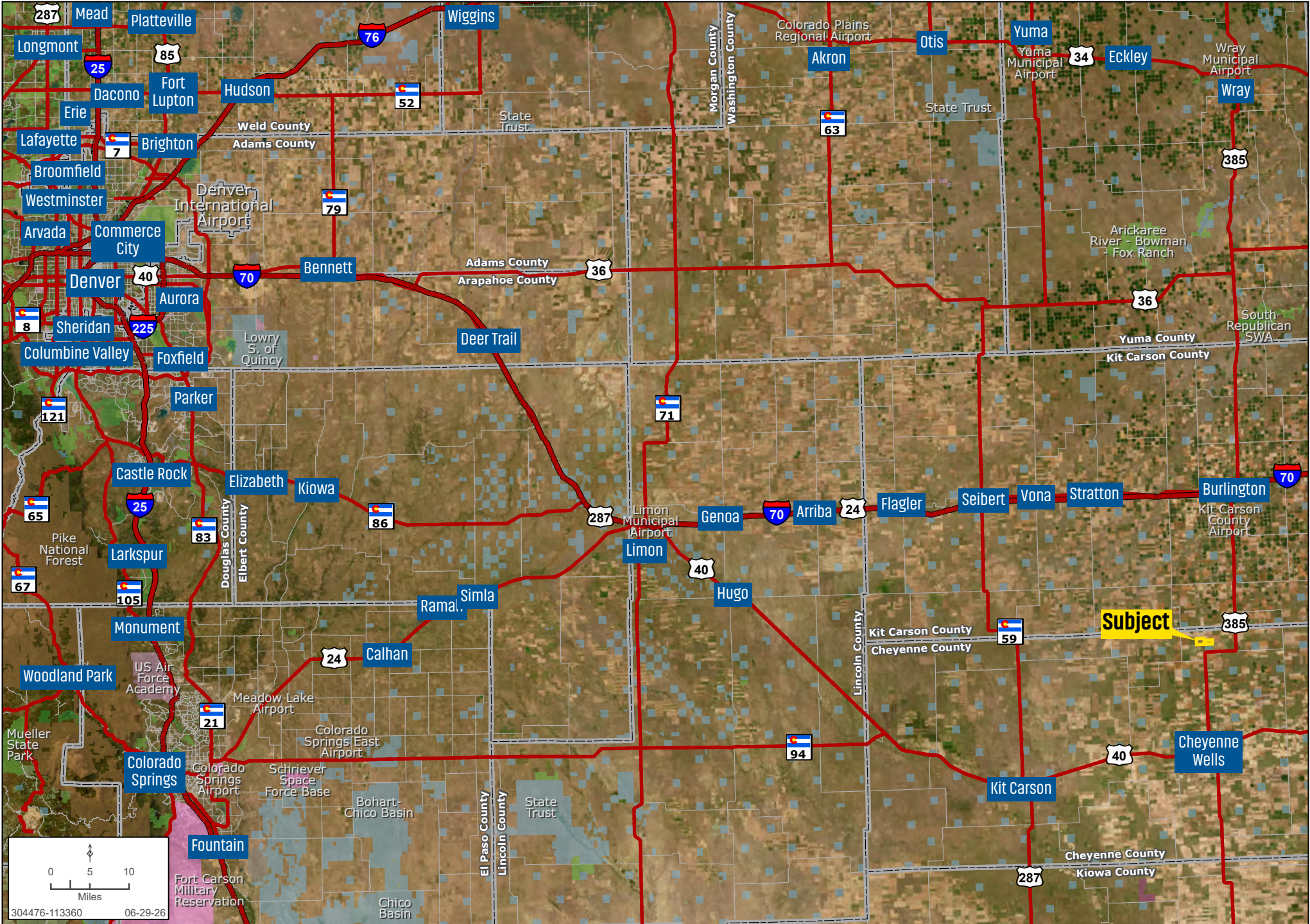


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COCheyenne304476 - 08.31.2026.