



LAND FOR SALE

158± Acres, Yuma County, Colorado

OFFERED AT
\$1,200,000

Highlights:

- Turnkey irrigated quarter
- Property boasts excellent soils and reliable water
- Premier farming region

For additional information, please contact:
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**SCAN THE QR CODE
FOR MORE INFO!**



Property Information

Directions to Property:

From Holyoke, Colorado, take Highway 385 south for 16 miles, turn east onto County Road 54 and travel approximately 10 miles, turn right onto County Road RR and head south for approximately 3 miles and turn west onto County Road 51. Property is on the left side of the road.

Legal Description:

NE1/4 of Sec. 20, Twp. 4N, Range 42W of the 6th P.M., Yuma County, Colorado, except a tract of land described as: commencing at the northeast corner of Sec. 20, thence W 18 rods; thence S 18 rods; thence E 18 rods; thence N 18 rods to the point of beginning.

Property Description:

This highly productive 158± acre irrigated quarter presents a turnkey opportunity in a premier farming region, offering approximately 130.28 acres under irrigation. The property boasts excellent soil composition, making it well-suited for a wide variety of crops and flexible rotation practices. A reliable water supply supports consistent production, with water rights through the Sandhills Water District providing an allocation of 400 acre-feet for 160 acres, ensuring long-term sustainability and strong yield potential.

The irrigation system is anchored by an 8-tower Reinke center pivot nozzled at 900 GPM, supported by a well-maintained irrigation well powered by a 75 HP electric motor. In addition to its row-crop capabilities, the property includes a submersible well near the building site. This combination of dependable water, quality improvements, and versatile land use makes the tract an attractive addition to any operation or investment portfolio. Includes irrigation well permit #11542-FP and domestic/stock well permit #238795-A.

Property is currently leased for the 2026 crop year. The 1979 arch rib quonset utility shop is currently occupied by tenant, equipment will be out by end of the lease. Fertilizer tanks are property of the current tenant.

Irrigation well has been historically accessed through the neighboring property. Future access using the same route is not guaranteed. Buyer will need to access irrigation well from a new route or negotiate their own agreement with the neighboring property owner.

Farm Data:

Cropland	130.28 acres
Non-crop	29.12 acres

Improvements:

8-Tower Reinke center pivot nozzled at 900 GPM with an irrigation well powered by a 75 HP electric motor. Well is allotted for 400 acre feet for 160 acres with 130.28 under irrigation through the Sandhills Water District. Fertilizer tanks belong to tenant and will be removed at end of lease. Property also includes stock well for watering cattle.

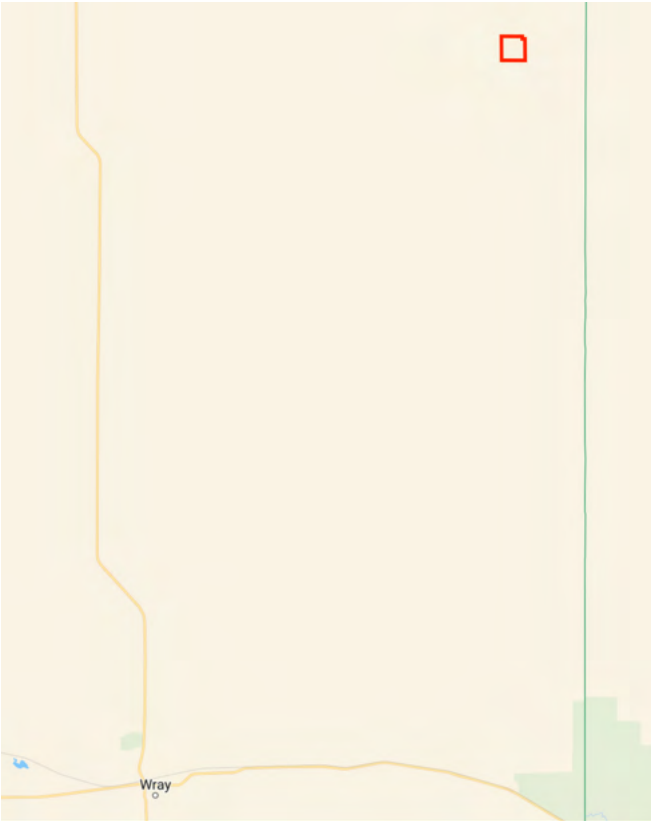
Multiple functional structures, all being sold in as-is condition. The arch rib quonset utility shop, built in 1979, offers approximately 8,100 square feet and features an electric overhead door, providing ample space for equipment storage and maintenance. An additional equipment shop, constructed in 1976, consists of 1,976 square feet, offering further operational support. The property also includes a Redman manufactured home built in 1976 which is in poor condition. All buildings and improvements sell in “as is” condition.

FSA Information:

	Base	PLC Yield
Corn	111.55 acres	191 bushels

2025 Taxes: \$5,854.96 Price: \$1,200,000

Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	29	Manter loamy sand	55.7%	88.7	4e	3e	27.2
●	43	Valent sand, 3 to 9 percent slopes	19.2%	30.6	6e	4e	9.8
●	23	Julesburg loamy sand, 3 to 9 percent slopes	15.1%	24	6s	4e	29.5
●	26	Laird fine sandy loam	5.0%	8	3e	3e	38.3
●	44	Valent sand, rolling	5.0%	7.9	6e	4e	10.1





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