

# Southeast Sedgwick County Irrigated Farms

SEDGWICK COUNTY, COLORADO

New Listing

625.9±  
Total Acres  
2 Parcels

Pivot  
Irrigated  
Cropland

Parcel #1:  
\$2,214,000  
Parcel #2:  
\$1,790,000



Office: 970.522.7770 | Toll Free: 800.748.2589

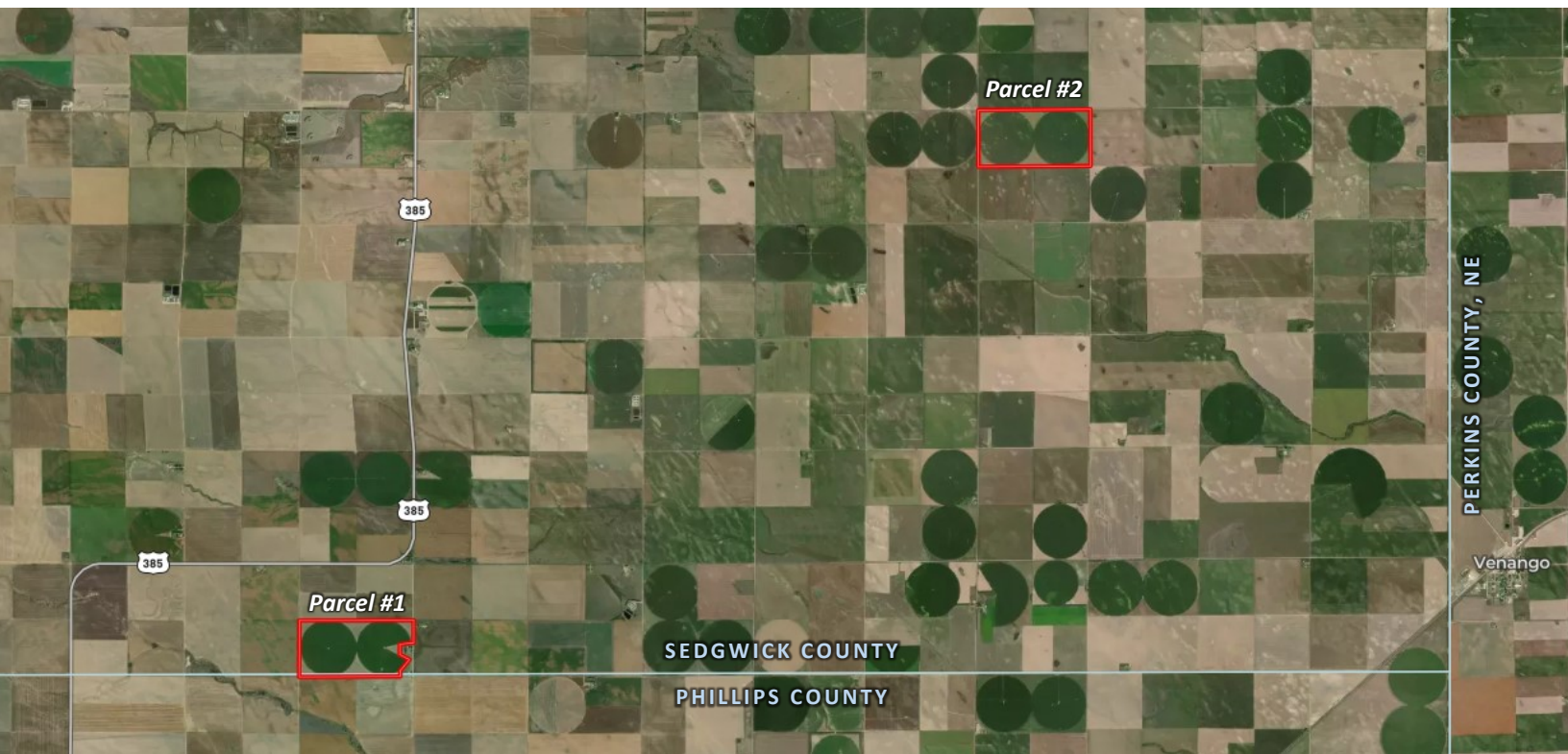
For More Information, Contact:

Marc Reck, Broker  
marcreck@reckagri.com

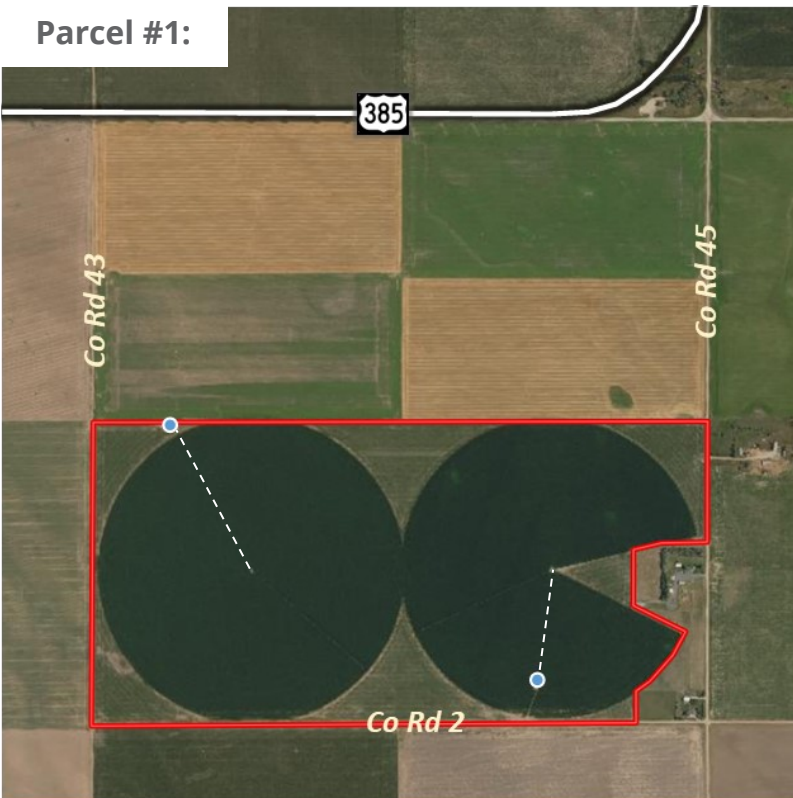
Ben Gardiner, Broker Associate  
bgardiner@reckagri.com



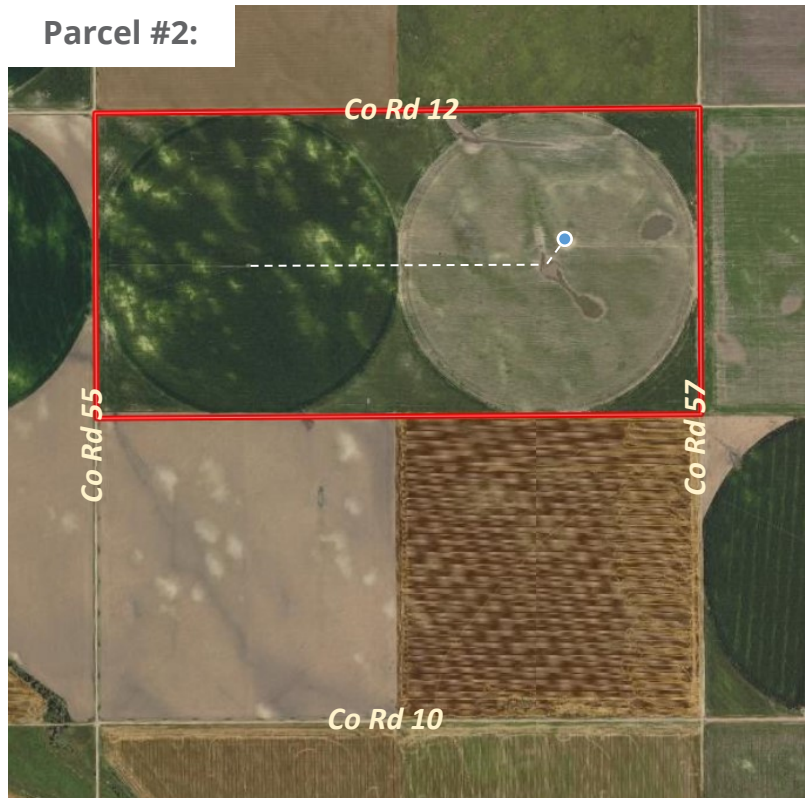
# Maps + Directions



Parcel #1:



Parcel #2:



## Directions:

Parcel #1: From Holyoke, take Hwy 385 north until it curves east, take right on Co Rd 43 (south) for one-half mile to the northwest corner or take right on Co Rd 45 (south) to the northeast corner. From Julesburg, take Hwy 385 south for 16± miles to Co Rd 45, continue south for one-half mile to the northeast corner of the property.

Parcel #2: From Julesburg, take Hwy 385 south for 12± miles to Co Rd 12, go left (east) on Co Rd 12 for 5± miles to north-west corner of property.



# Photographs + Parcel Descriptions



## Parcel #1:

305.7± total acres with 240.4± ac pivot irrigated, 65.3± ac dryland corners. Two circles currently planted to corn. Two irrigation wells—#20978-FP (west) & #20979-FP (east) appropriated for 400 AF each; Reinke sprinklers, electric motors/pumps. Nearly level topography with mostly class II soils. Seller to convey all owned mineral rights. Seller to retain rights to cornstalks to graze or bale; early spring 2023 possession. FSA Base: 31.05 ac wheat base w/ 58 bu PLC yield; 232.53 ac corn base w/ 174 bu PLC yield.

LEGAL: S1/2 Section 15, except tracts, T9N, R44W

TAXES: \$5,971.73 (2021), which incl. \$3,769.65 for RRWCD & Mark's Butte

ASKING PRICE: \$2,214,000



## Parcel #2:

320.2± total acres with 263.2± pivot irrigated acres, 55.1± ac dryland corners. Two circles currently planted to corn. One irrigation well—#19613-FP appropriated for 800 AF; Reinke sprinklers, electric motor/pump. Level to gently rolling topography with mostly class II & III soils. Seller to convey all owned mineral rights. Seller to retain rights to cornstalks to graze or bale; early spring 2023 possession. FSA Base: 32.02 ac wheat base w/ 58 bu PLC yield; 239.80 ac corn base w/ 174 bu PLC yield.

LEGAL: N1/2 Section 27, T10N, R43W

TAXES: \$6,267.08 (2021), which incl. \$3,936.40 for RRWCD & Mark's Butte

ASKING PRICE: \$1,790,000





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New Listing

SEDGWICK COUNTY, CO



Two half-section parcels of irrigated cropland available in northeastern Colorado between Julesburg and Holyoke. Excellent soils and close to several grain markets. Planted to corn; possession available early spring 2023.

