

LAND AUCTION



237.5 AC± | 2 TRACTS | PHILLIPS CO, CO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/23/24 | **AUCTION TIME:** 3 PM MT

AUCTION HELD AT: LIONS DEN

125 N CAMPBELL AVE, HOLYOKE, CO 80734

Here are multiple productive tracts of farmland that are ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With good soils and relatively flat contours, you can expect this property to produce yields of wheat, milo, millet or corn. The soils consist of mostly Rago/Kuma Loam (Class II) & Planter Loam 0 to 3 Percent Slope (Class IV). Currently, Tract #1 has recently come out of the CREP Program and could be turned back into cropland production. A retired irrigation well on Tract #1 could be turned into a livestock well for grazing stalks. Tract #2 is in cropland production and is being farmed under a crop-share agreement with crop rotation and is subject to tenant rights. Maintained County Road frontage on both parcels allows for easy access and is a short distance from Paoli, CO. Located in a great area for upland birds, the parcel also offers hunting opportunities for deer, antelope and small game. Please contact the local Land Specialist for more information or to schedule a showing. Register to bid online or join us at the live auction.



TRACT 1 DESCRIPTION:

Here is a tract of CREP that has recently been removed from the program and is ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With good soils and relatively flat contours, you can expect this property to produce yields of wheat, milo, millet or corn. The soils consist of mostly Rago/Kuma Loam (Class II) & Planter Loam 0 to 3 Percent Slope (Class IV). Recently coming out of the CREP Program and could be grazed then turned back into cropland production. A retired irrigation well on Tract #1 has the potential to be turned into a livestock well. Maintained county road frontage allows for easy access and is a short distance from Paoli, CO. Located in a great area for upland birds, the parcel also offers hunting opportunities for deer, antelope, and small game. Possession upon closing. Please contact the local Land Specialist for more information or to schedule a showing. Register to bid online or join us at the live auction.

Deeded Acres:	157.5
FSA Tillable Acres:	156.55
Soil Types:	Rago and Kuma loams, Platner loam, 0 to 3 percent slopes, Wages-Eckley-Dix complex, 5 to 25 percent slopes, Platner loam, 3 to 5 percent slopes
Soil PI/NCCPI/CSR2:	38.91 NCCPI Average
CRP Acres/payment:	n/a
Taxes:	\$2,397.72
Lease Status:	None
Possession:	Upon Closing
Survey needed?:	No survey needed
Brief Legal:	NE4 SEC27 T8N R46W Less Parcel in the SE Corner
PIDs:	R001466
Lat/Lon:	40.6463/-102.475
Zip Code:	80731

TRACT 2 DESCRIPTION:

Here is a productive tract of farmland that is ready for the farmer looking to add to an existing operation or an investor looking to add to their portfolio. With good soils and relatively flat contours, you can expect this property to produce yields of wheat, milo, millet or corn. The nearly 100% tillable soils consist of mostly Rago/Kuma Loam (Class II) & Planter Loam 3 to 5 Percent Slope (Class IV). Currently, it's in cropland production and is being farmed under a crop-share agreement with crop rotation and is subject to tenant rights. Maintained county road frontage allows for easy access and is a short distance from Paoli, CO. Located in a great area for upland birds, the parcel also offers hunting opportunities for deer, antelope, and small game. Please contact the local Land Specialist for more information or to schedule a showing. Register to bid online or join us at the live auction.

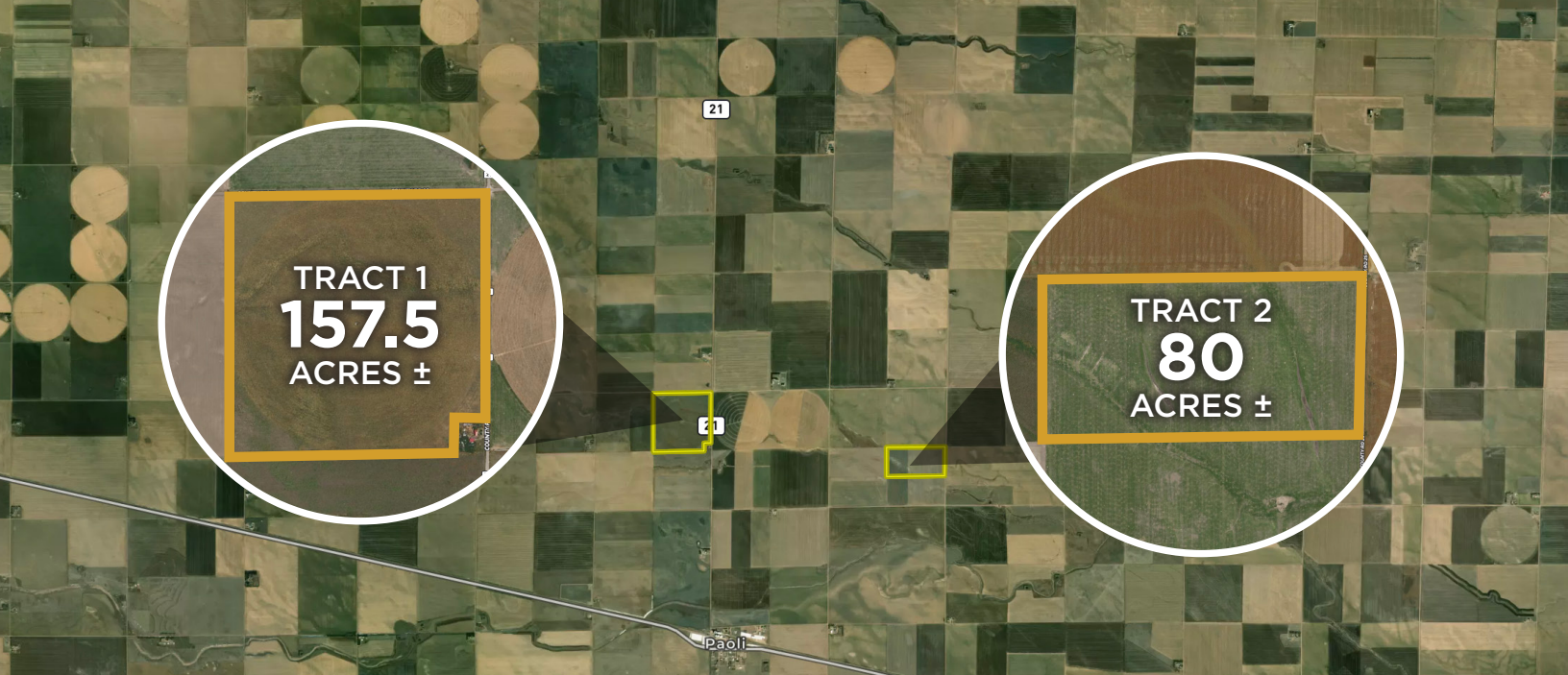
Deeded Acres:	80±
FSA Tillable Acres:	79.11±
Soil Types:	Rago and Kuma loams, Platner loam, 3 to 5 percent slopes, Wages-Eckley-Dix complex, 5 to 25 percent slopes, Platner loam, 0 to 3 percent slopes
Soil PI/NCCPI/CSR2:	41.13 NCCPI Average
CRP Acres/payment:	n/a
Taxes:	\$456.84
Lease Status:	Crop-share to local farmer
Possession:	Upon Closing subject to lease
Survey needed?:	No survey needed
Brief Legal:	N2SE4 SEC25 T8N R46W
PIDs:	R001455
Lat/Lon:	40.6351/-102.4369
Zip Code:	80731

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DANIEL HUNNING, AGENT: 970.227.1230 | daniel.hunning@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, Colorado Broker, License # ER100055244
Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Daniel Hunning, Colorado Land Specialist, Whitetail Properties Real Estate, LLC, 970.227.1230



TRACT 1
157.5
ACRES ±

TRACT 2
80
ACRES ±

237.5 AC± | 2 TRACTS | PHILLIPS CO, CO

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IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, Colorado Broker, License # EP100052441
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