

BOSTRON PIVOT IRRIGATED FARM

LOGAN COUNTY, COLORADO



1,619±

TOTAL ACRES

LOGAN COUNTY, CO



Pivot irrigated operation in productive region southwest of Sterling, CO.

For More Information:

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Overview + Location Map



OVERVIEW

Bostron Pivot Irrigated Farm is one of the few remaining larger irrigated farms in Logan County. Rare opportunity to purchase 1,098.0± acres irrigated by 6 full pivots and 2 wiper pivots via 6 augmented wells and 2 pit pumps using ditch water. To further compliment this farm, improvements include 2 homes, metal machine shed, 900± head feedlot, 150,000± bushel of grain storage with leg and pit, 120,000# scale, and other misc. outbuildings. Located just 8± miles southwest of Sterling/2.5± miles northeast of Merino, CO, Bostron Pivot Irrigated Farm is situated strategically to local and regional grain markets and/or providing feed to local and regional feedlots and/or dairies.



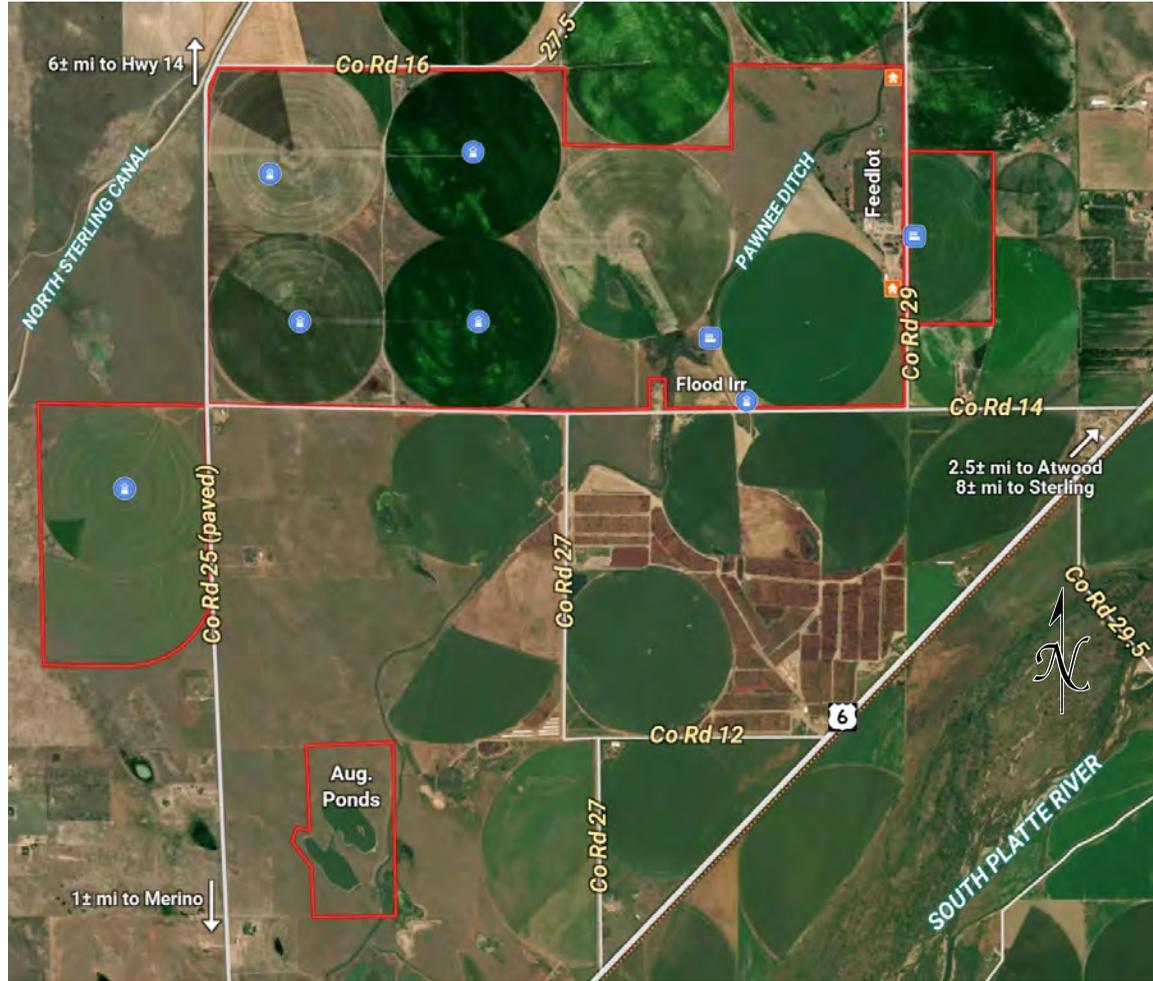
Aerial Map + Quick Facts



Bostron Aug ponds



900± head feedlot & grain storage



QUICK FACTS

1,619.0± total acres

- 1,098.0± acres pivot irrigated
- 521.0± acres pasture, improvements, rds/waste
- Logan County, CO
- Located 8± mi southwest of Sterling
2.5± miles northeast of Merino
- 18.5 shares Farmers' Pawnee Canal Company
- 2 shares Morgan-Prewitt Reservoir Company
- 232.8 acre rights within Logan Irrigation District
- Logan Well Users Augmentation Plan
- Bostron Augmentation Plan
- 6 wells provide water to 6 full & 1 wiper Zimmatic pivots
- 2 pit pumps provide water to 1 full & 1 wiper Zimmatic pivots
- FSA Base: 871.5 acres corn w/166 bu PLC yield; 33.1 acre wheat w/47 bu PLC yield
- Soils: Pivot irrigated is Class II, III, & IV sandy loam and loamy sand soils—Terrain is level to slightly rolling
- North Residence: 3 bed, 1¾ bath home (w/ basement) & 2-car detached garage, 40' x 100' metal machine shop (50% insulated—50% open storage)
- Main Residence: 4 bed, 3 bath home (w/ basement) & 2-car attached garage
- 150,000± bu grain storage complex w/ legs & dump pit
- 120,000# scales
- 900± head feedlot w/ cement bunk & apron
- Other misc. outbuildings
- R/E Taxes: \$21,368.72
- Seller to convey all OWNED mineral rights
- Possession of the pivot irrigated farmland and select improvements subject to farm lease expiring 12/31/2028
- Cash rent payment to be negotiated depending on the time of year property sells
- Good funds upon closing

ASKING PRICE: \$10,000,000

Call Marc Reck for more detailed information or to schedule a showing!

Feedlot + Water Rights & Irrigation



150,000± bu grain storage w/ legs & pit



Cement bunk & apron



120,000# scale

WATER RIGHTS: 18.5 shares of Farmers' Pawnee Canal Company; 2 shares of Morgan-Prewitt Reservoir Company; 232.8 acre rights within Logan Irrigation District; Logan Well Users Augmentation Plan; Bostron Augmentation Plan Water Court Cases #09CW125 & #96CW264

IRRIGATION WELLS:

NE pivot well: Pomeroy Well #3-9465-F, adjudicated in Water Court Case #W-6020
SE pivot well: Pomeroy Well #6-6569-F, adjudicated in Water Court Case #W-6020
NW pivot well: Bostron Well #3-12690-R-R, adjudicated in Water Court Case #W-2041
SW pivot well: Bostron Well #2-9325-F, adjudicated in Water Court Case #W-2041
Marquardt well: Bostron Well #1-0648-F, adjudicated in Water Court Case #W-2041
West well: Well Permit #68624-F, adjudicated in Water Court Cases #95CW264, #09CW125, & #16CW34

DOMESTIC/LIVESTOCK WELLS:

Bostron Well No. 1 adjudicated in Water Court Case #W-2040, Well Permit #10119
Bostron Well No. 2 adjudicated in Water Court Case #W-2040, Well Permit #36267-RF
Main House: Well Permit #76031
Several unregistered domestic/livestock wells

IRRIGATION EQUIPMENT:

NE pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
SE pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
NW pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
SW pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
Marquardt pivot: 8-tower Zimmatic pivot, 100 hp electric motor w/ pump
West pivots: 2 – 7-Tower pivots, 60 hp electric motor w/ pump
South of Main House: 7-tower Zimmatic pivot, **Pit pump:** 40 hp electric motor w/ pump
East pivot: 7-tower Zimmatic pivot, 30 hp electric motor w/ booster pump



East wiper pit pump



Pond & pit pump for pivot S of House (pictured below)



Pivots & Residences



Marquardt Pivot

North Residence: 1,960 sq ft, 3 BD, 1 3/4 BA home (w/ basement) & 2-car detached garage (NE corner of property, along Co Rd 29)



Main residence: 2,830 sq ft, 4 BD, 3 BA home (w/ basement) & 2-car attached garage (Along Co Rd 29)



NW Pivot



View from SE corner looking west



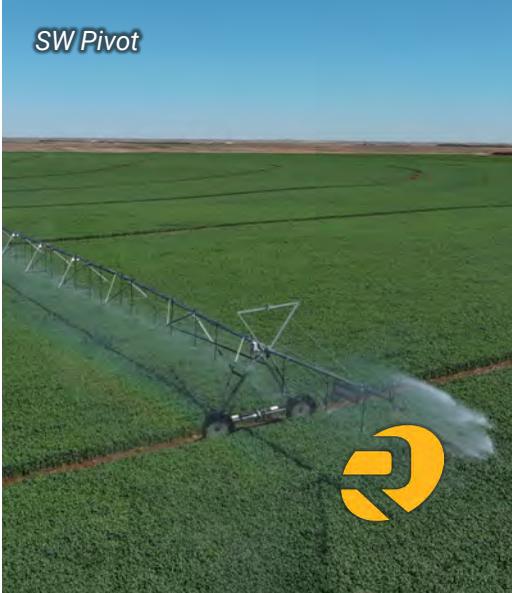
East Wiper



Irrigation well for Marquardt Pivot



Machine shed



SW Pivot



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939,906

total acres sold

18,911

auction attendees

439

successful auctions

What's inside:

BOSTRON PIVOT IRRIGATED FARM

Logan County, CO
1,619± total acres

FOR SALE

Irrigated / Feedlot / Grain Storage / Residence & more!



Mailer is not intended to solicit currently listed properties.

Reck Agri Realty & Auction is licensed in CO, NE and KS.

Bostron Pivot Irrigated Farm

1,619± Total Acres | Logan County, CO



1,098± acres pivot irrigated, 2 homes, shop, 150,000± bu grain storage, small feedlot, 120,000# scale and more— located in the heart of Logan County, CO, between Sterling and Merino.

