

# Southeast Sedgwick County Irrigated Farm #2

SEDGWICK COUNTY, COLORADO



320.2±  
Total Acres

Pivot  
Irrigated  
Cropland

Asking Price:  
\$1,790,000



**RECK AGRI**  
REALTY & AUCTION

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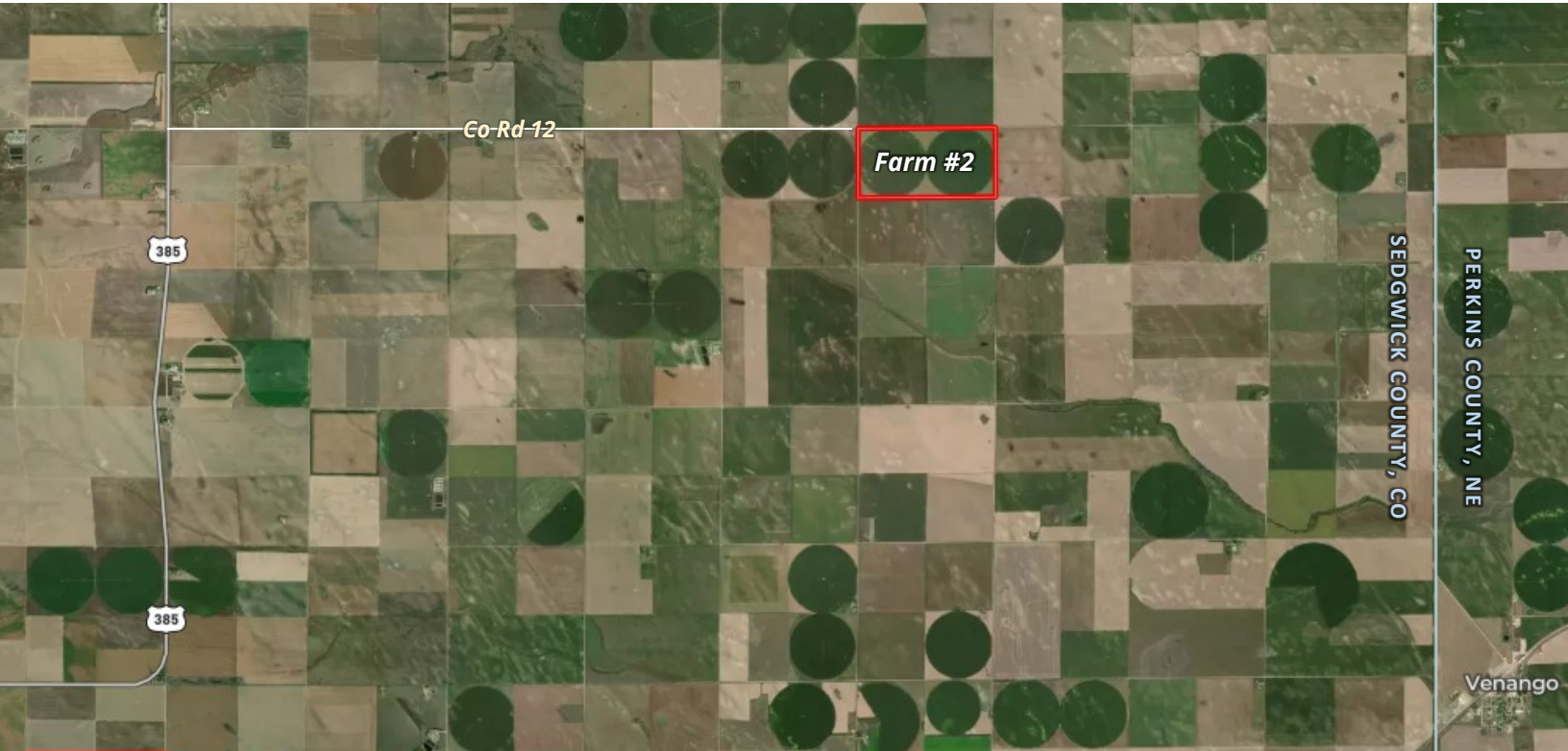
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# Maps + Directions



## Directions:

From Julesburg, take Hwy 385 south for 12± miles to Co Rd 12, go left (east) on Co Rd 12 for 5± miles to northwest corner of property.



## Farm #2:





# Photographs + Parcel Descriptions



## Farm #2:

320.2± total acres with 252.0± pivot irrigated acres. One irrigation well—Permit #19613-FP & #19487-F appropriated for 800 AF; Reinke sprinklers, electric motor/pump. Level to gently rolling topography with mostly class II & III soils. 66.2± acres of dryland corners enrolled in Pheasants Forever, paying \$95/acre, making this an excellent investment. Seller to convey all owned mineral rights. Available for 2023 crop year.

**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

**REAL ESTATE TAXES:** \$2,122 (2022)

**RRWCD ASSESSMENT:** \$7,896 **MARKS BUTTE ASSESSMENT:** \$120

**ASKING PRICE: \$1,790,000**





## Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



## Southeast Sedgwick County Irrigated Farm #2

320.2± total acres | 2 circles

SEDGWICK COUNTY, CO



Half-section parcel of irrigated cropland available in northeastern Colorado between Julesburg and Holyoke. Excellent soils and close to several grain markets. Available for 2023 crop year.