

T. Tuell Trust Pivot Irrigated

PHILLIPS COUNTY, COLORADO

New Listing



470± Total Acres
Offered in 2 Parcels

Parcel #1: 147.9± Ac
Asking Price \$950,000

Parcel #2: 322.1± Ac
Asking Price \$2,175,000



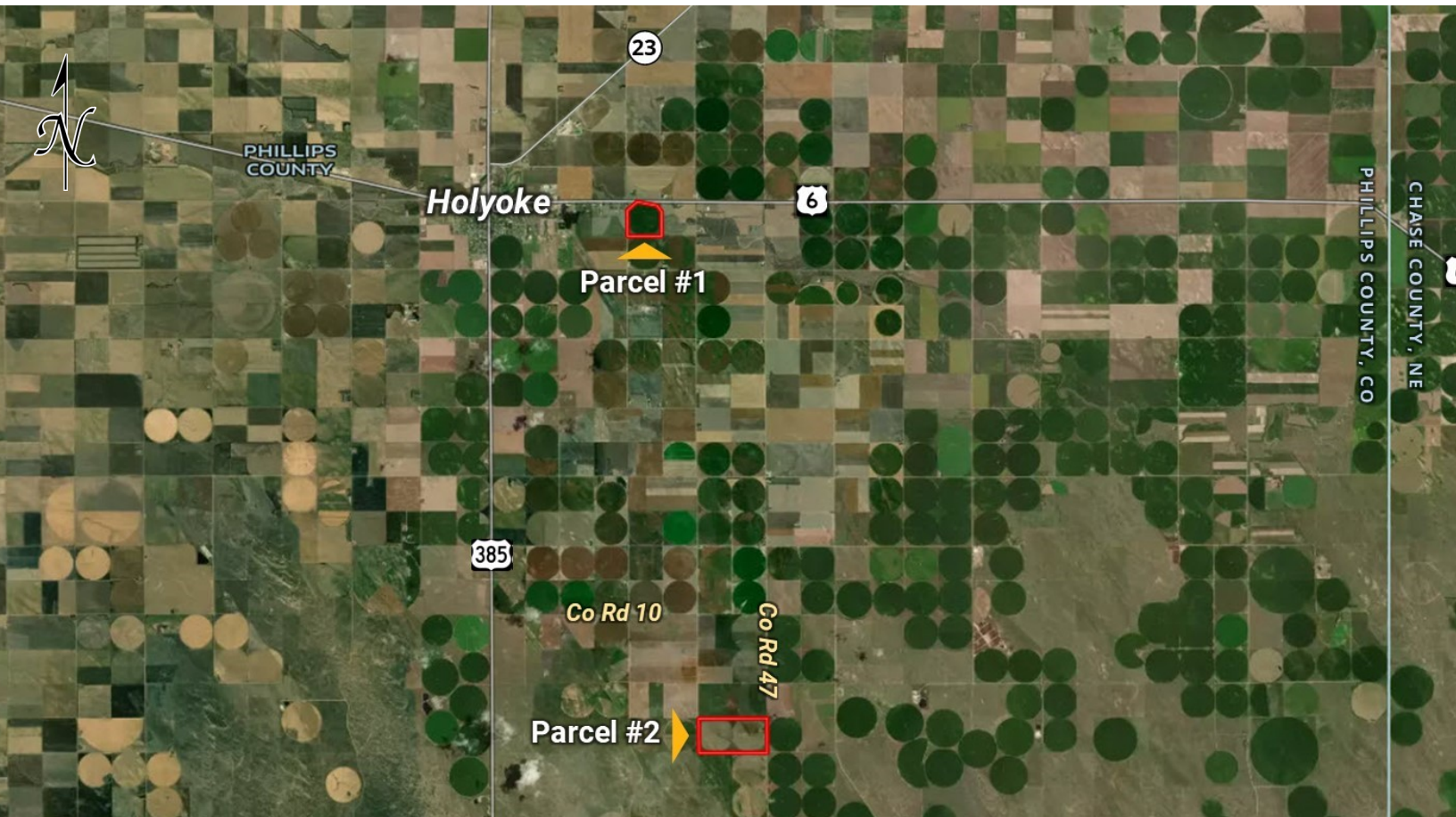
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For More Information, Contact:

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Location Map + Parcel #1



Parcel #1—Looking west to Holyoke, CO

PARCEL #1

- 147.9± acres total
- 122.0± acres pivot irrigated; 25.9± acres roads/grass/corners
- Level terrain with grass waterway
- Soils consist primarily of Class II w/small areas of Class III
- FSA Base: 105.5 acres corn w/147 bu PLC yield
- Well permit #6610-FP for 313 ac ft to irrigate 125 acres
- 100 HP US Electric Motor w/ pump
- 7-tower Valley pivot
- Seller to convey all of their OWNED mineral rights to Buyer(s)
- R/E Taxes: \$2,113.56 (2023)
- RRWCD Assessment: \$3,756.00; FGWD Assessment: \$46.96
- Legal: NW¼ of 15, T7N, R44W Except 1 tract in NW corner & 1 tract in NE corner

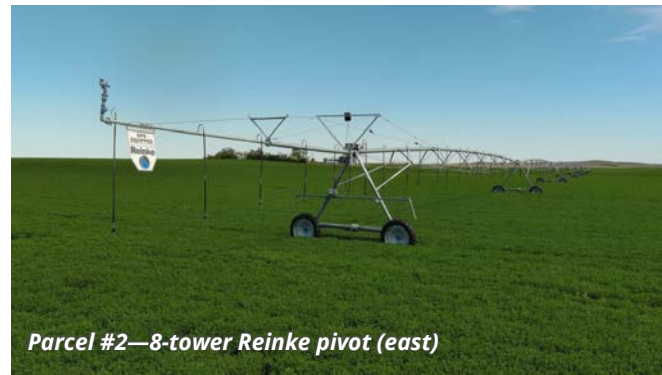
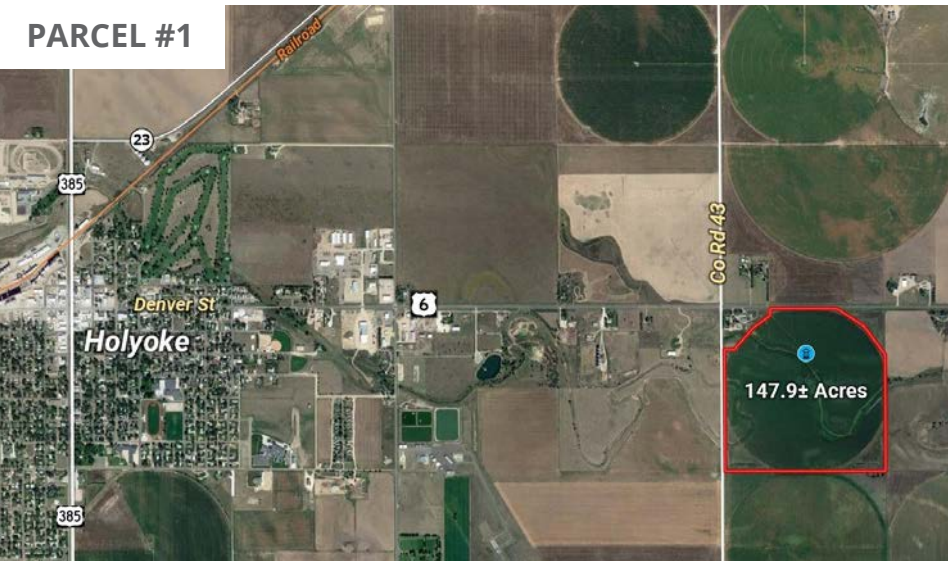
ASKING PRICE \$950,000



Scan the QR code to view more photos, maps and more!

Overview + Parcel #2

PARCEL #1



Parcel #2—8-tower Reinke pivot (east)



Parcel #2—Improvement Site

OVERVIEW

470.0± total acres

The Thomas J. Tuell Trust is selling two Phillips County pivot irrigated properties. Parcel #1 is easily accessible, located just 2 miles east of downtown Holyoke, CO, and irrigated with one well and pivot. Parcel #2, located 3 miles east and 7.5 miles south of downtown Holyoke, is irrigated with one well and two pivots, and includes a set of improvements. Both parcels are planted to alfalfa and cash leased through December 31, 2025, at an attractive rental rate. Cash lease payment included in sale depending on time of year property sells. Highly productive area!



Parcel #2—50' x 75' sq ft metal shop

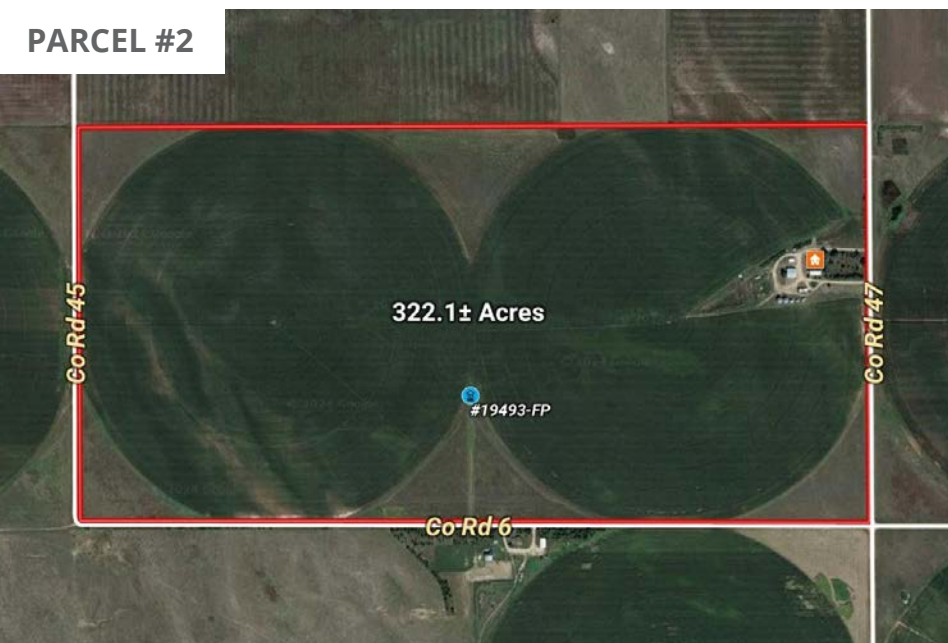


Parcel #2—8-tower Valley pivot (west)

PARCEL #2

- 322.1± acres total
- Address: 6321 County Rd 47, Holyoke, CO 80734
- 250.0± acres pivot irrigated; 10.2± acres CRP; 9.8± acres improvement site; 52.1± acres roads/grass/corners
- Level to rolling terrain
- Soils primarily consist of Class II & III soils with smaller area of Class IV
- FSA Base: 284 acres corn w/170 bu PLC yield
- 10.15 acres enrolled in CRP, contract expires 9/30/2028, annual payment \$430/year, \$42.35/ac
- Well permit #19493-FP for 737 ac ft to irrigate 294 acres
- 200 HP Newman Electric Motor/Pump
- 2023 8-tower Reinke pivot & 8-tower Valley pivot
- Seller to convey all of their OWNED mineral rights to Buyer(s)
- R/E Taxes: \$7,261.64 (2023)
- RRWCD Assessment: \$7,748.40; FGWD Assessment: \$110.56
- Legal: S½ of 23, T6N, R44W
- Improvements: 2 bed, 1.5 bath, 1,632 sq ft home w/540 sq ft basement (water leak, house has been remediated for mold); 50' x 75' sq ft metal building, 30' x 36' Quonset building, 2 - 19,000+ bu grain bins w/ air, 2 smaller bins; other misc. outbuildings

PARCEL #2



ASKING PRICE \$2,175,000



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470± Total Acres

New Listing

PHILLIPS COUNTY, CO



372.0± irrigated acres under three pivots & improvement site with home, shop, & grain storage, all located near Holyoke, Colorado.

