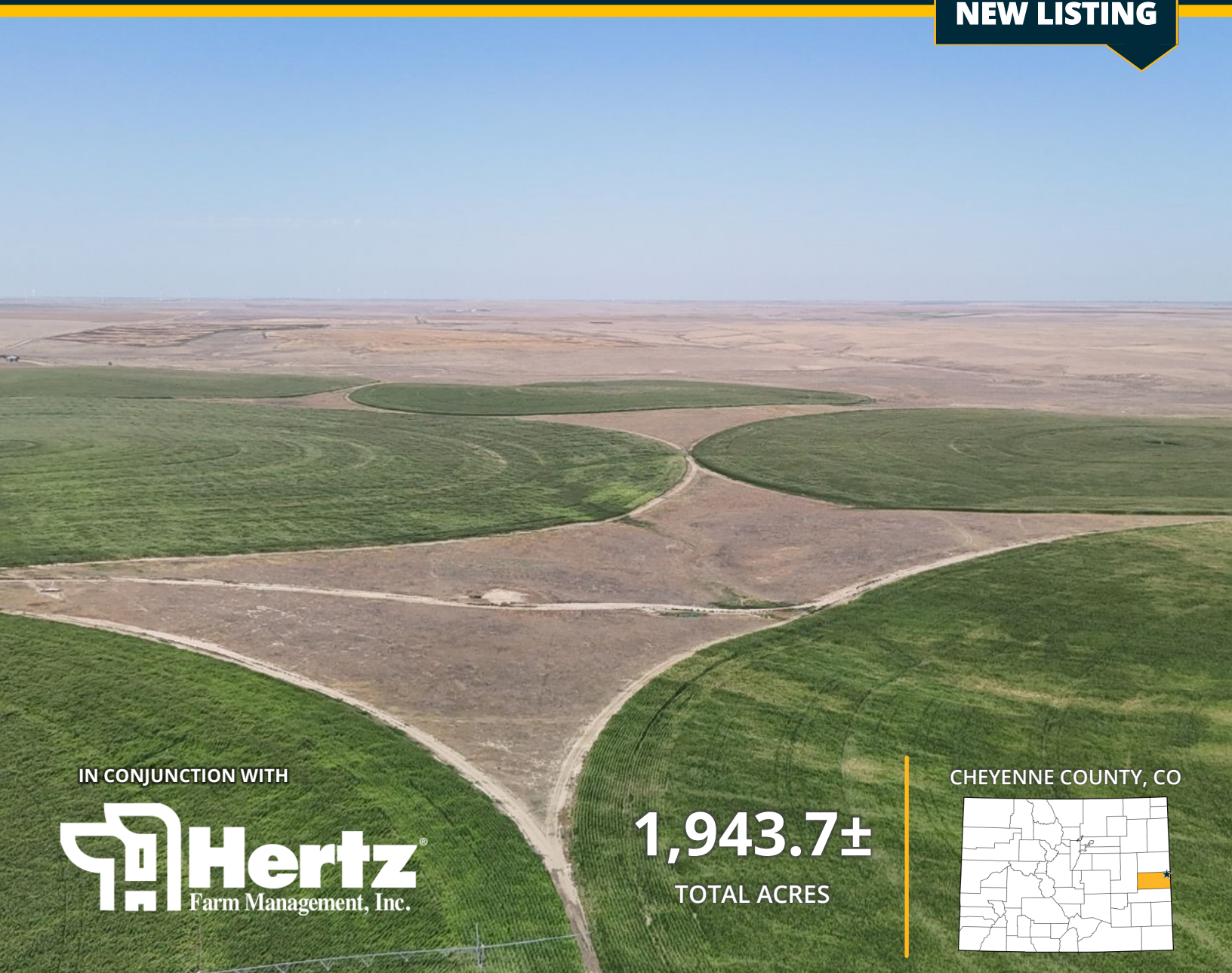


CHEYENNE 57 FARM

CHEYENNE COUNTY, COLORADO

NEW LISTING



IN CONJUNCTION WITH



1,943.7±
TOTAL ACRES

CHEYENNE COUNTY, CO



Irrigated property with 8 pivots, pasture and grain storage.

For More Information:

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970.522.7770
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Location & Overview



OVERVIEW

1,943.7± acres with pivot irrigation located northeast of Cheyenne Wells & southeast of Burlington, CO in northeast Cheyenne County. 1,113.7± acres irrigated by 8 pivots with 5 irrigation wells. Rolling terrain with multiple loam soils. Possession available for 2025 crop season.



**1,113.7± acres
PIVOT IRRIGATED**

**830.0± acres
PASTURE/ROADS**

**1,943.7± acres
TOTAL**

IN CONJUNCTION WITH



Details + Aerial Map + Irrigation Info

Location: 13.6± miles east & 5.5± miles north of Cheyenne Wells, CO—OR 28.1± miles south & 13± miles southeast of Burlington, CO
Co Rd 57 (west boundary), intersection of Co Rd AA & Co Rd 58 to NW corner of property

Legal: All of Sections 2, 10, & 11, T13S, R42W

Improvements: 3 grain bins w/ domestic well

Irrigation Water/Equipment: See chart below

Land Description: Terrain is level to rolling; Soils consist primarily of loam, silt & sandy loams

FSA Crop Base: 1,066.7 ac corn @ 174 bu yield

Growing Crops: None

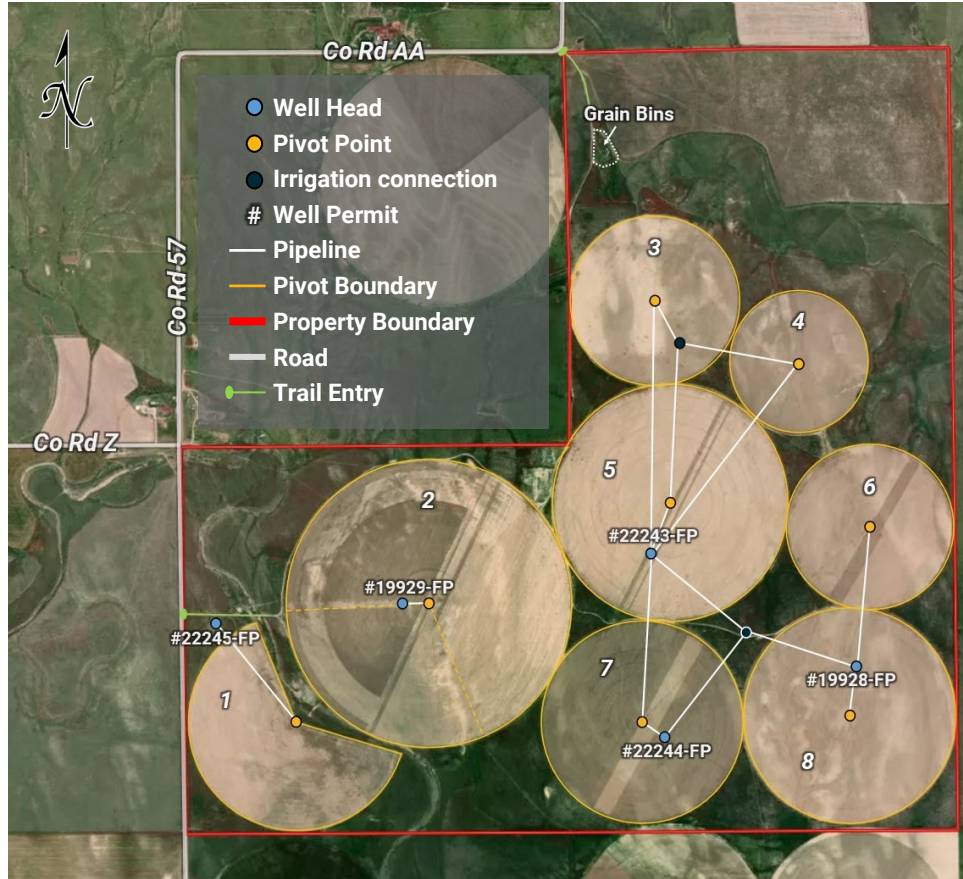
Mineral Rights: Seller to convey all OWNED minerals to Buyer(s)

Possession: Farmland upon closing; grain storage on or before 5/31/2025

R/E Taxes: \$3,355.40 (2023)

Irrigation Assessments: RRWCD—\$34,538.20; ECCWD—\$273.75

ASKING \$4,025,000



Pivot #	Irr Acres	Pivot	Electric Motor & Pump	Well Permit	Permitted acres	Acre Ft
Pivot #1	108.34	2003-06 - 8 Tower Valley Pivot	100 HP Allis Chalmers / Pump unknown	#22245FP	140 ac	350
Pivot #2	273.84	15 Tower Lock/Valley Conversion	200 HP GE / Aurora Verti-Line	#19929FP/ #19932FP	130 ac / 130 ac	200 / 200
Pivot #3	96.17	2003-06 - 6 Tower Valley Pivot	Connected via pipeline	Commingled Acres Authorization for well permits: #19927FP, #19928FP, 22243FP, 22244FP, #21172FP; Commingled irrigated acres: 710; Annual appropriation: 1,075 acre feet		
Pivot #4	70.56	2003-06 - 5 Tower Valley Pivot	Connected via pipeline			
Pivot #5	185.34	11 Tower Lock/Valley Conversion	100 hp US / Johnston			
Pivot #6	88.01	2003-06 - 6 Tower Valley Pivot	Connected via pipeline			
Pivot #7	139.05	2003-06 - 8 Tower Valley Pivot	100 HP GE / Byron Jackson			
Pivot #8	152.44	2003-06 - 8 Tower Valley Pivot	100 HP GE / Byron Jackson			



NOTICE TO PROSPECTIVE BUYERS

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction, Hertz Farm Management, Inc. and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction, Hertz Farm Management, Inc. and all other agents of Broker are or will be acting as a Transaction Broker.

Contact Marc at Reck Agri Realty & Auction to request more detailed information | 970.522.7770

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CHEYENNE 57 FARM

Reck Agri Realty & Auction will be working together with Hertz Farm Management, Inc. as co-brokers in the sale of this property.

QUESTIONS?

Contact Marc Reck at 970-522-7770

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Cheyenne 57 Farm

1,943.7± Total Acres
Asking \$4,025,000



8 pivots and pasture located in Cheyenne County, CO, 28± miles south of Burlington, CO.



IN CONJUNCTION WITH



SCAN QR WITH YOUR PHONE CAMERA
View more details, photos, an interactive map & more!

