

LAND AUCTION



657 AC± | 2 TRACTS | LOGAN CO, CO

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/22/24 | AUCTION TIME: 10:00 AM MST

AUCTION LOCATION: SKY RANCH GOLF COURSE

17408 HIGHWAY 14, STERLING, CO 80751

Here is an incredible offering close to Julesburg Reservoir with annual CRP income and great hunting opportunities. There are several good building sites with reservoir views and good county road access. The west side of the property consists of 236.09 acres of CRP, paying \$10,726 annually until 2032 & 67.75 acres of CRP, paying \$1,785 annually until 2030. The tall CRP grasses provide great habitat for deer, antelope, and upland birds. Several large rubs and trails can be found scattered across the property. The main funneling area for deer is on the eastern side of the CRP, where an old fence row and decent draw. Currently, 342.01± acres are in expired CRP and 2023 milo stubble that is currently being farmed under a 1/3 Owner & 2/3 Tenant crop-share agreement. For additional income the expired CRP acres could be re-enrolled back into a new CRP contract or turned back into producing cropland. The area is known for its waterfowl hunting, as ducks/geese come off the reservoir and nearby ponds. A working water windmill & retention pond are also found in the center of the property, providing a great source of water for local wildlife, as seen in the trail camera pictures. For the investor or hunter this parcel is a must see.



TRACT 1: 329 ± ACRES

Here is a great investment opportunity located near Julesburg Reservoir with annual CRP income and great hunting opportunities. There are several good possible building sites with reservoir views. The property consists of 236.09 acres of CRP, paying \$10,726 annually until 2032 and 67.75 acres of CRP, paying \$1,785 annually until 2030. The tall CRP grasses provide great habitat for deer, antelope, and upland birds. Several large rubs and trails can be found scattered across the property. The main funneling area for deer is on the eastern side of the CRP, where there is an old fence row and decent draw. The area is also known for its waterfowl hunting, as ducks/geese come off the reservoir and nearby ponds. A working water windmill & retention pond are also found in the eastern portion of the property, providing a great source of water for local wildlife, as seen in the trail camera pictures. To ensure access if this parcel is sold separately there will be a recorded access easement along the northern section line provided. For the investor or hunter this parcel is a must see.



TRACT 2: 328 ± ACRES

Here is an incredible offering close to Julesburg Reservoir with tillable cropland income & great hunting opportunities. There are several good building sites with reservoir views and good county road access. Currently approximately 200± acres is being farmed under a 1/3 owner 2/3 tenant crop-share agreement with the balance being strips of expired CRP. Not only does the tillable acres offer great income potential but the expired CRP could be re-enrolled back into the program offering additional annual income. Another option for the expired CRP is to break it out and turn it back into cropland production if desired. Left as is the expired CRP grass strips provide great habitat for deer, antelope, and upland birds. Several large deer rubs and trails can be found scattered across the western edge of the property. The area is known for its waterfowl hunting, as ducks/geese come off the reservoir and nearby ponds. For the producer, investor, or hunter this parcel is a must see. Current tenant would like to continue to rent tillable acres if new owner desires.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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