

EASTERN COLORADO FARMS AUCTION

AUGUST 8TH & 9TH

- QUALITY IRRIGATED & DRYLAND FARMS
- ADD TO AN EXISTING OPERATION OR INVESTMENT PORTFOLIO
- WIND LEASE INCOME ON SEVERAL TRACTS

8,930[±]
ACRES

OFFERED IN
MULTIPLE TRACTS
& COMBINATIONS



BURLINGTON | HOLYOKE | YUMA - COLORADO



HALL AND HALL®

In Cooperation with



Murray Wise
ASSOCIATES LLC

800.829.8747 | HallandHall.com



COLORADO

Sedgwick, Phillips, Yuma, Kit Carson,
Washington & Cheyenne Counties

KANSAS

Wallace & Sherman County

AUCTION #1

6,181 ACRES IN 15 TRACTS

AUGUST 8TH • 10AM

Burlington Community Center

340 S 14th St, Burlington, CO 80807

AUCTION #2

1,949 ACRES IN 9 TRACTS

AUGUST 9TH • 10AM

Phillips County Event Center

22505 US-385, Holyoke, CO 80734

AUCTION #3

800 ACRES IN 3 TRACTS

AUGUST 9TH • 4PM

Quintech Center

529 N. Albany St, Yuma, CO 80759

INSPECTION DAYS:

July 13th • 10am-12pm

Burlington Community Center
Phillips County Event Center

July 26th • 10am-12pm

Burlington Community Center
Phillips County Event Center

EASTERN COLORADO FARMS AUCTION

AUGUST 8TH & 9TH



EXECUTIVE SUMMARY

All the components of this offering will add well to an existing farming operation or investment portfolio. Buyers will find the property to be well-maintained.

Tracts and combinations of this landholding will be sold over a two-day period making this a tremendous opportunity for buyers to purchase their ideal property.

Contact Hall and Hall for detailed tract information.



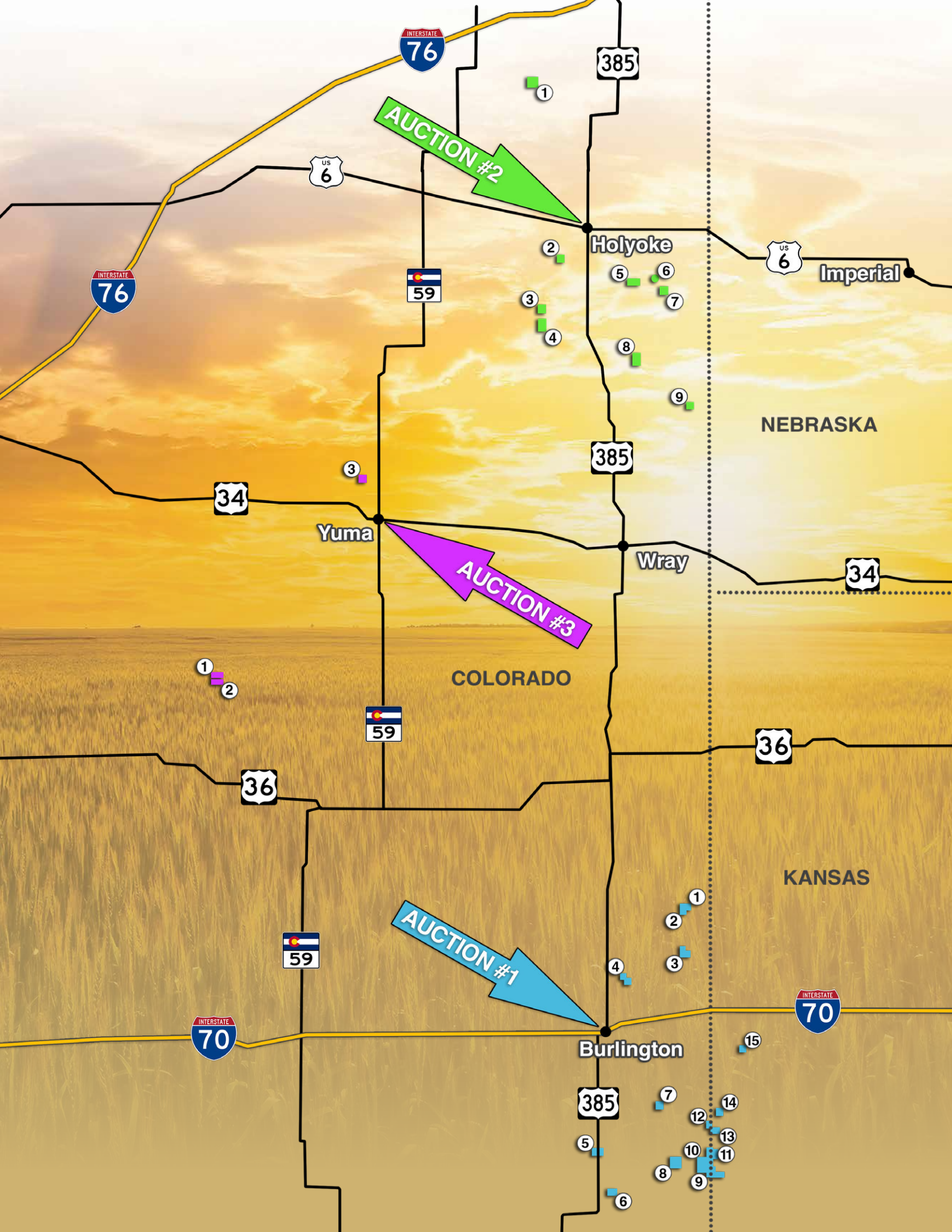
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AUCTION #2

AUCTION #3

AUCTION #1

Holyoke

Yuma

Wray

Burlington

NEBRASKA

COLORADO

KANSAS

INTERSTATE 76

INTERSTATE 76

INTERSTATE 70

INTERSTATE 70

US 6

US 6

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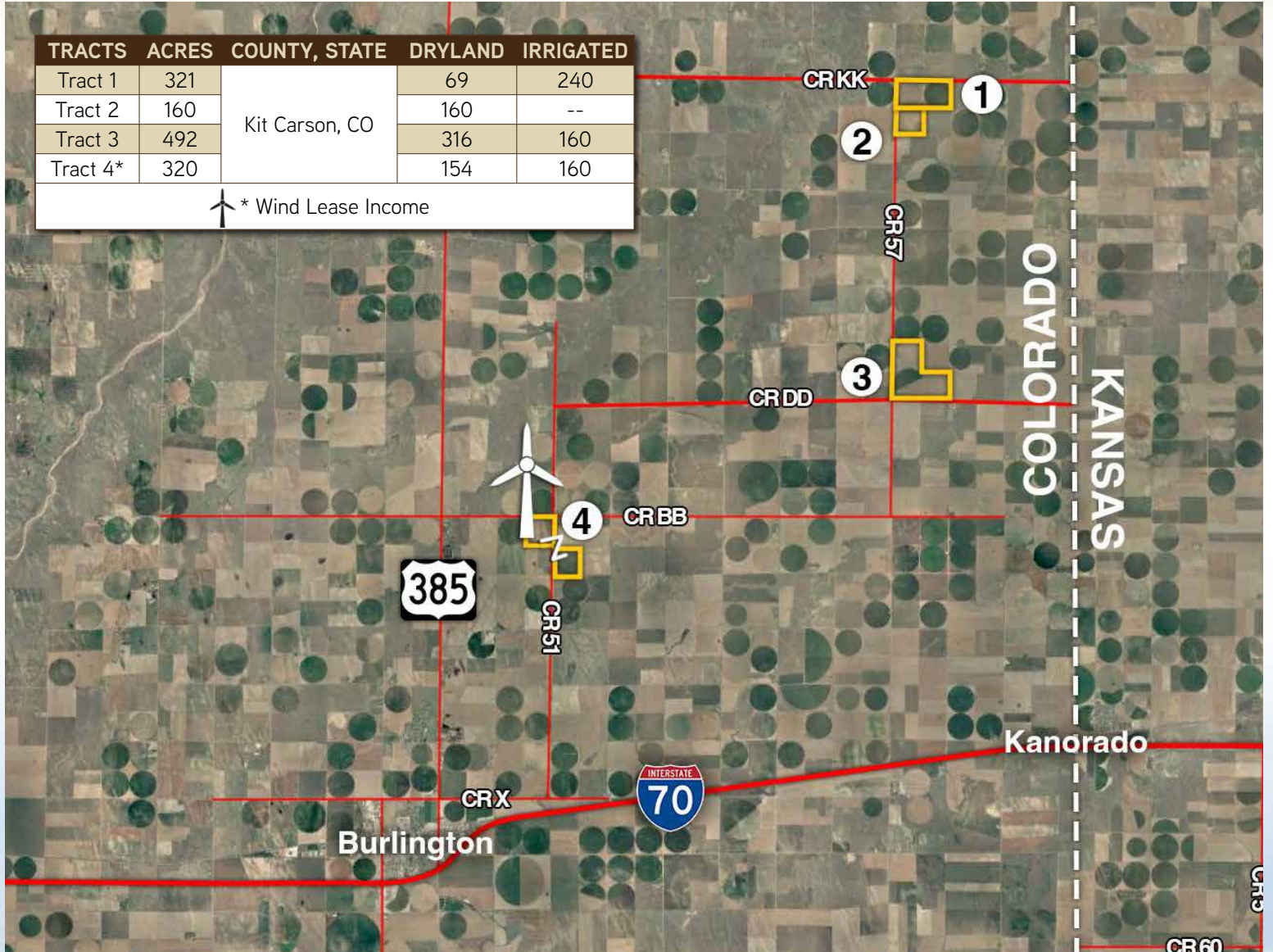
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EASTERN COLORADO FARMS
AUCTION
 AUGUST 8TH & 9TH

AUCTION #1 - AUGUST 8TH • 10AM

Burlington Community Center
 340 S 14th St, Burlington, CO 80807

6,181 TOTAL ACRES
 4,821 Dryland Acres | 1,194 Irrigated Acres



Kanorado

CRX



Burlington

CR5

CR60

15

COLORADO

KANSAS

TRACTS	ACRES	COUNTY, STATE	DRYLAND	IRRIGATED
Tract 5	334	Kit Carson, CO	80	240
Tract 6*	250	Cheyenne, CO	250	--
Tract 7	210	Kit Carson, CO	48	153
Tract 8*	696		675	--
Tract 9	1054	Kit Carson, CO	955	--
Tract 10*	1262	& Wallace, KS	1292	--
Tract 11	425	Wallace, KS	425	--
Tract 12	139	Kit Carson, CO	125	--
Tract 13	201	Sherman, KS	200	--
Tract 14	158		38	120
Tract 15	159		34	121

↑ * Wind Lease Income

CRK

7

CR55

CR53

14

CR3

13



CRG

CRG

12

CR59

CR60

WAWCC

11

CRE

5

CRD

8

10

CRC

CR56

9



CRGG

6



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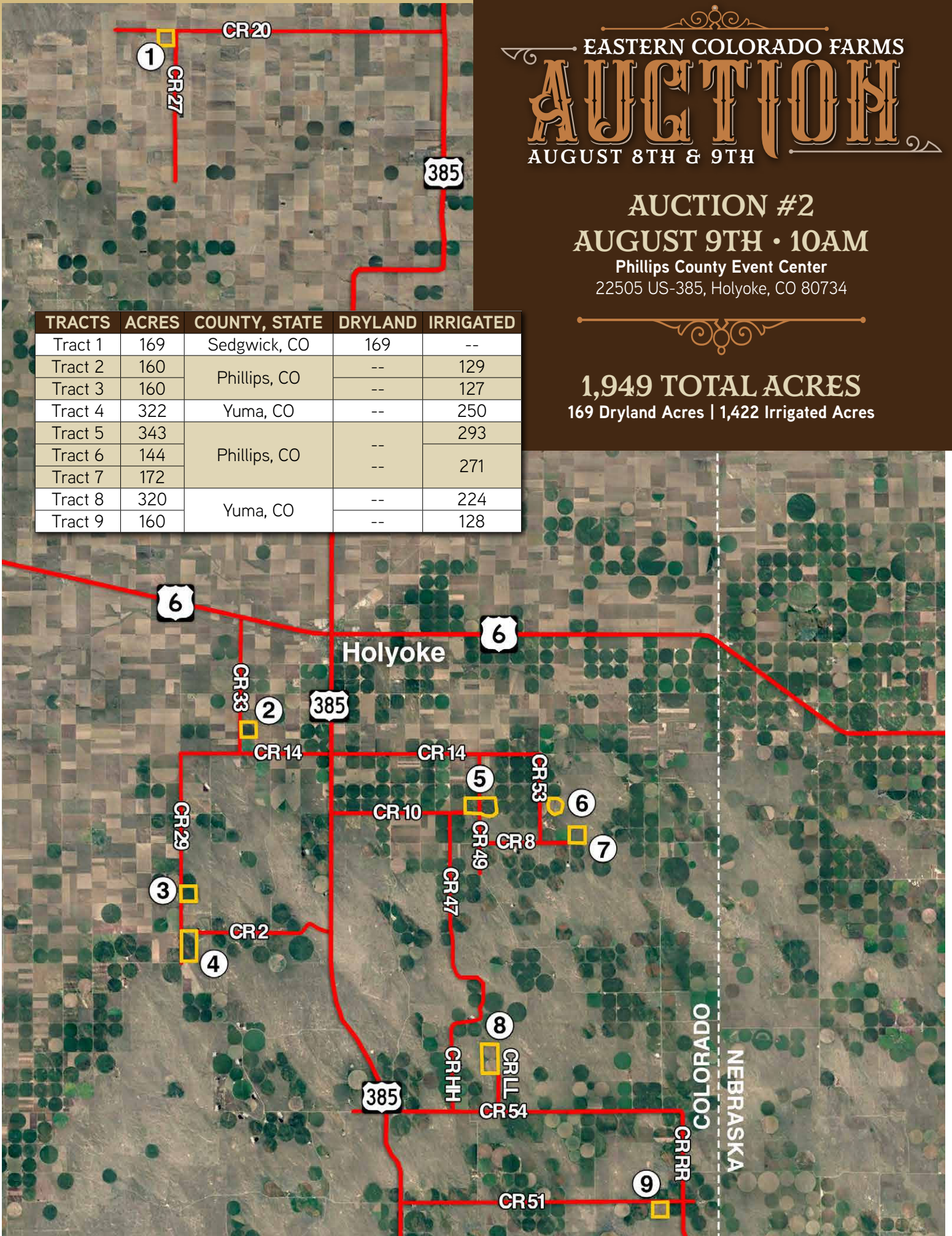
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EASTERN COLORADO FARMS
AUCTION
 AUGUST 8TH & 9TH

AUCTION #2
AUGUST 9TH · 10AM
 Phillips County Event Center
 22505 US-385, Holyoke, CO 80734

1,949 TOTAL ACRES
 169 Dryland Acres | 1,422 Irrigated Acres

TRACTS	ACRES	COUNTY, STATE	DRYLAND	IRRIGATED
Tract 1	169	Sedgwick, CO	169	--
Tract 2	160	Phillips, CO	--	129
Tract 3	160		--	127
Tract 4	322	Yuma, CO	--	250
Tract 5	343	Phillips, CO	--	293
Tract 6	144		--	271
Tract 7	172		--	271
Tract 8	320	Yuma, CO	--	224
Tract 9	160		--	128

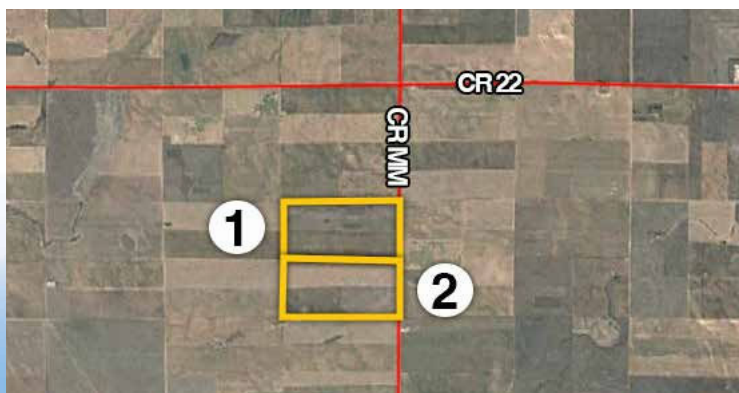
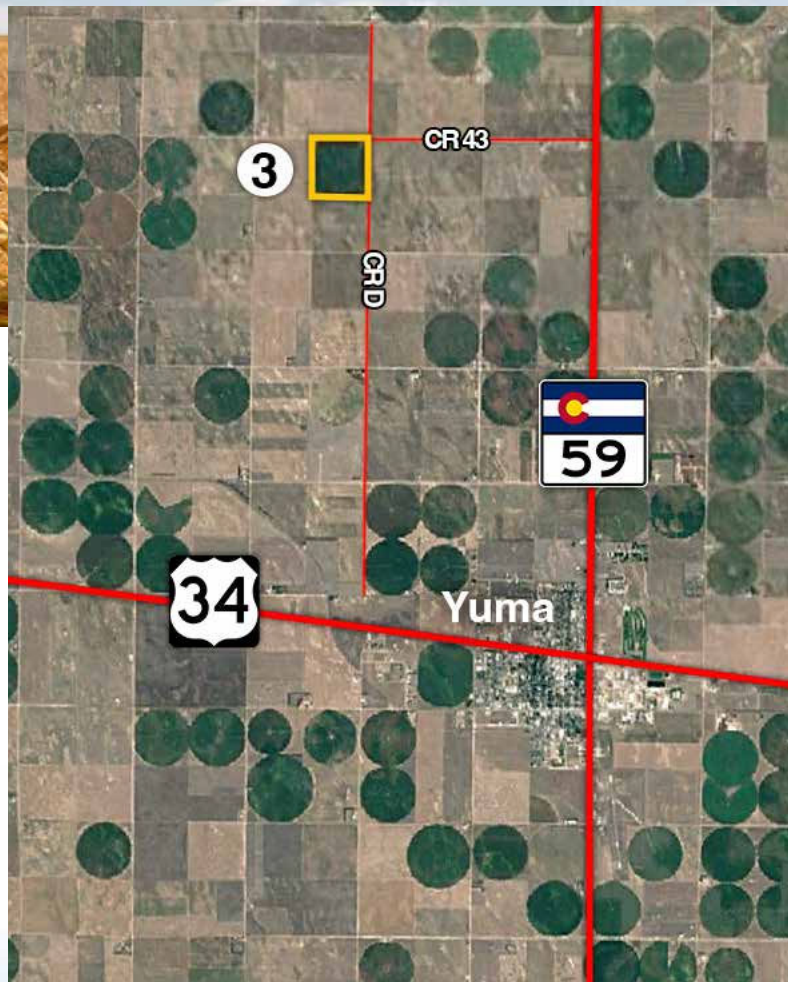




AUCTION #3
AUGUST 9TH • 4PM

Quintech Center
 529 N. Albany St, Yuma, CO 80759

800 TOTAL ACRES
 658 Dryland Acres | 127 Irrigated Acres



TRACTS	ACRES	COUNTY, STATE	DRYLAND	IRRIGATED
Tract 1	320	Washington, CO	628	--
Tract 2	320			
Tract 3	160	Yuma, CO	30	127



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AUGUST 8TH & 9TH



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 ACRES

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SUMMARY OF TERMS: A 10% earnest money deposit of the total contract price will be due immediately from all successful bidders. A 5% buyer's premium will be added to the high bid to determine the total purchase price. The property is being sold "AS IS, WHERE IS" and without any contingencies, including financing. Closing will be set 45 days from the auction date or as soon thereafter as closing documents are available. Broker participation is available. Contact our office for details.



Broker Participation Available

