

SOUTH YUMA COUNTY PIVOT IRRIGATED

YUMA COUNTY, COLORADO



346±
TOTAL ACRES

YUMA COUNTY, CO



Productive irrigated parcel with two pivots south of Yuma, CO.

For More Information:
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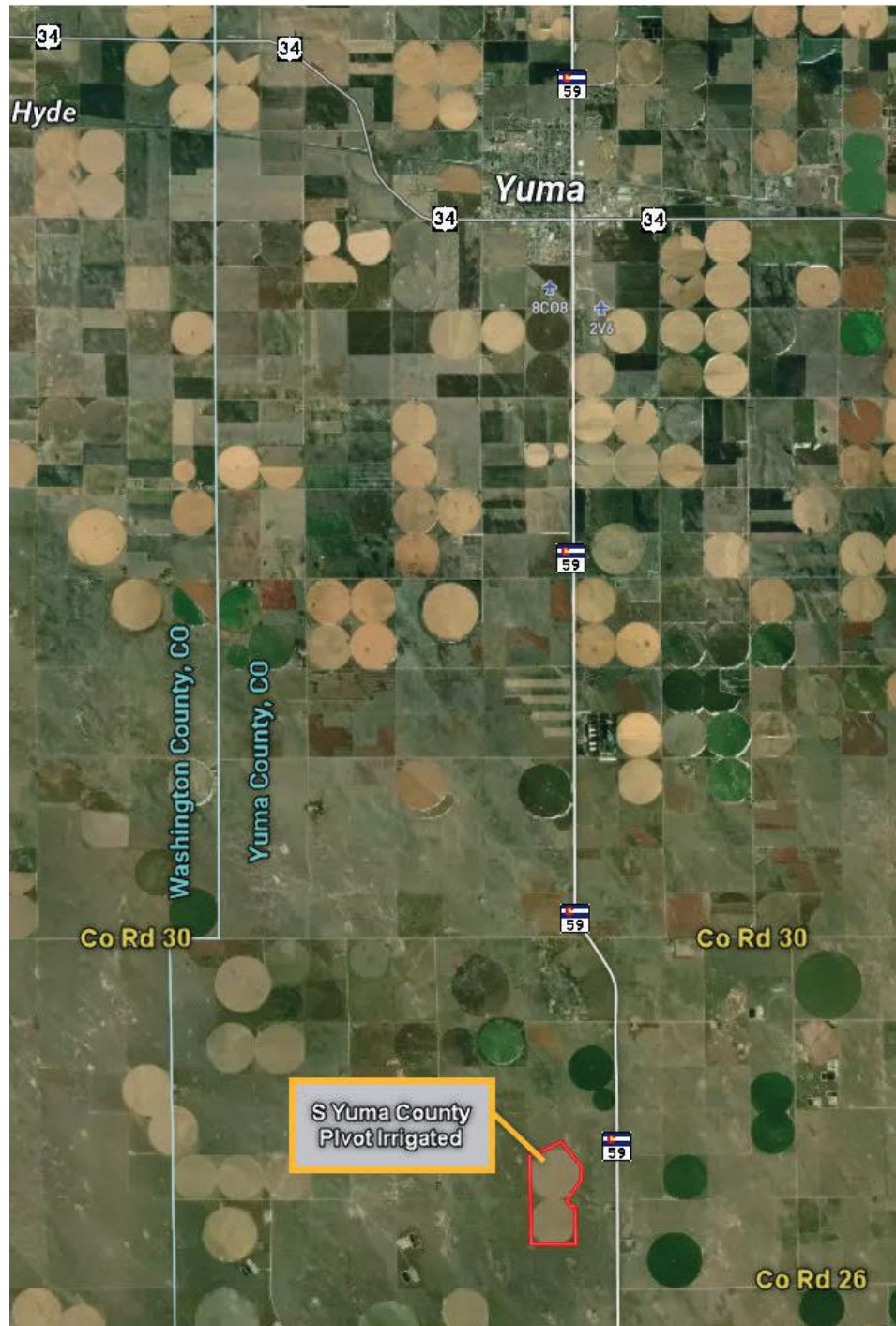
Overview & Location Map

OVERVIEW

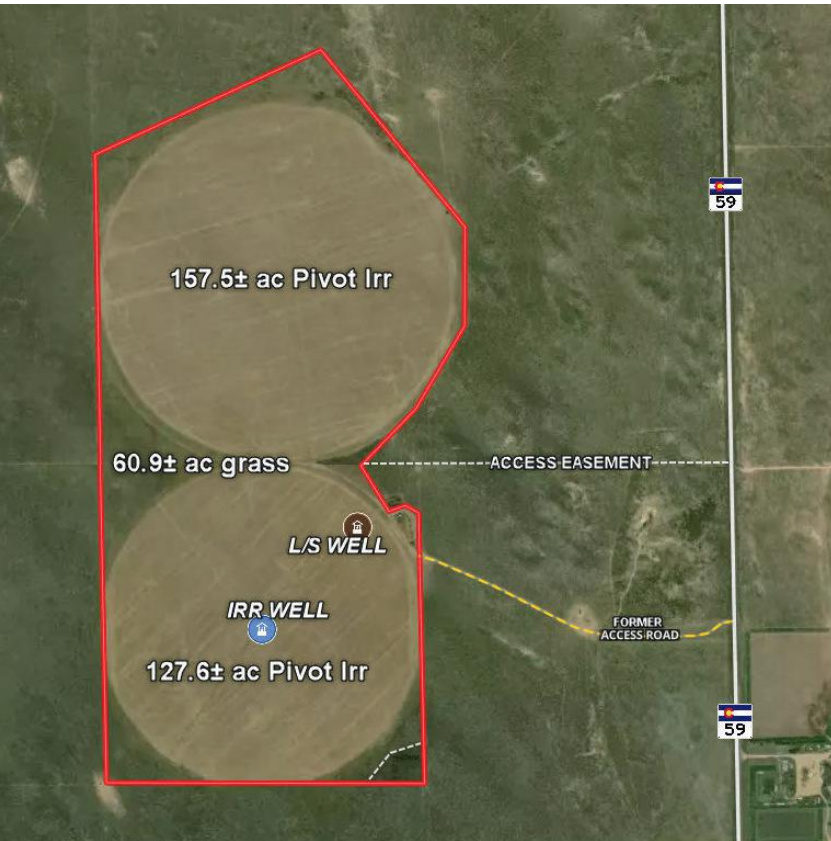
346.1± total acres with 285.2± acres pivot irrigated by 2 – 2021 Zimmatic Pivots.
Located 11.5± miles south of Yuma, CO on Hwy 59. Possession and/or lease terms to be negotiated depending on time of year property sells. Irrigation well approx. 1,590± GPM – 740 Ac Ft. for 296 acres. Opportunity to expand current operations or invest with long-term value in a highly productive region.

QUICK FACTS

- **346.1± total acres**
- Yuma County, CO
- 285.2± ac pivot irrigated - 2 pivots
- 60.9± ac grass
- Irrigation Well & Livestock Well
- Possession depending on time of year property sells
- Currently in corn stalks
- 2026 real estate taxes, CGWD & RRWCD assessments payable in 2027 to be negotiated



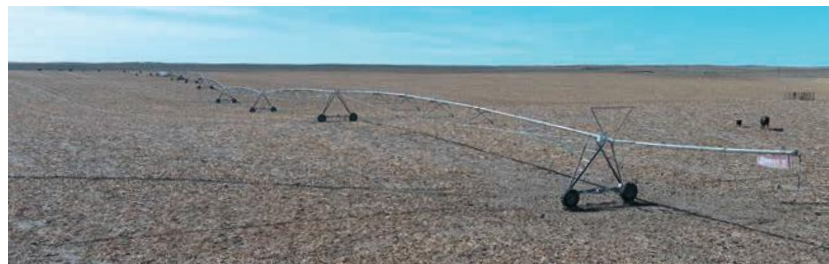
Aerial Map + Parcel Description



346.1± total acres

- **Acreage:** 285.2± ac pivot irrigated, 60.9± ac grass
- **Location:** From Yuma, 11.5± mi south on Hwy 59
- **FSA Base:** 188.15 acres corn w/ 165 bu PLC yield; 111.48 acres soybeans w/ 47 bu PLC yield
- **Irr Equipment:** 2021- 10 tower Zimmatic Pivot, 2021 – 9 tower Zimmatic Pivot; 200 HP US electric motor with new pump in 2021
- **Well Permit:** #22768-F combined with Permit #22818-FP – 740 acre feet – 296 acres
- **2025 R/E Taxes:** \$2,529.49
- **2025 RRWCD Assessment:** \$8,700.00
- **2025 CGWD Assessment:** \$44.40
- **Terrain:** Rolling – undulating terrain
- **Crops:** Leased for 2026; lease payment to be negotiated
- **Legal:** Parcels in 14 & 23, T1S, R48W, Yuma County

ASKING: \$1,500,000



The proof is in the numbers.

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

976,685

total acres sold

2,116

transactions

456

auctions

What's inside:

SOUTH YUMA COUNTY PIVOT IRRIGATED

1 Parcel | 346± total acres

2 pivots w/ 285.2± ac pivot

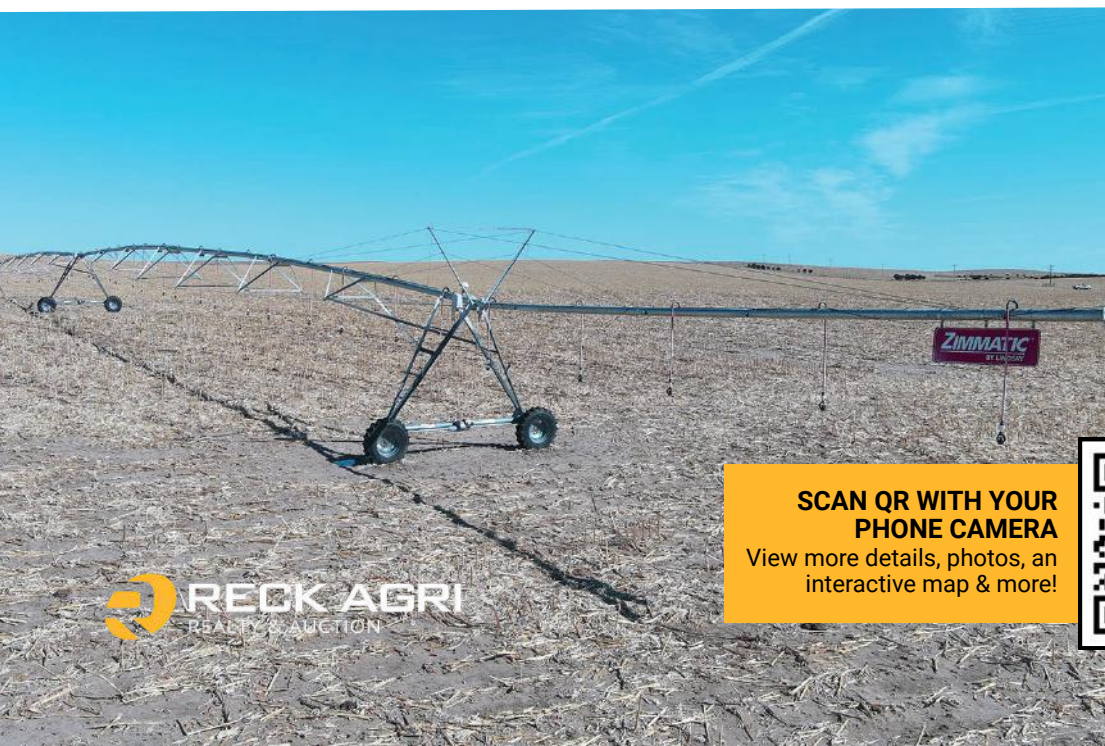
irrigated, 60.9± ac grass on

1 irrigation well & 1 L/S well



SOUTH YUMA COUNTY PIVOT IRRIGATED

Yuma County, CO | 1 Parcel



Located 11.5± mi S of Yuma, CO along Hwy 59, with 285± acres pivot irrigated under 2 pivots with 60± acres grass.

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

