

SEDGWICK COUNTY RANCH

SEDGWICK COUNTY, COLORADO



6,503±
TOTAL ACRES



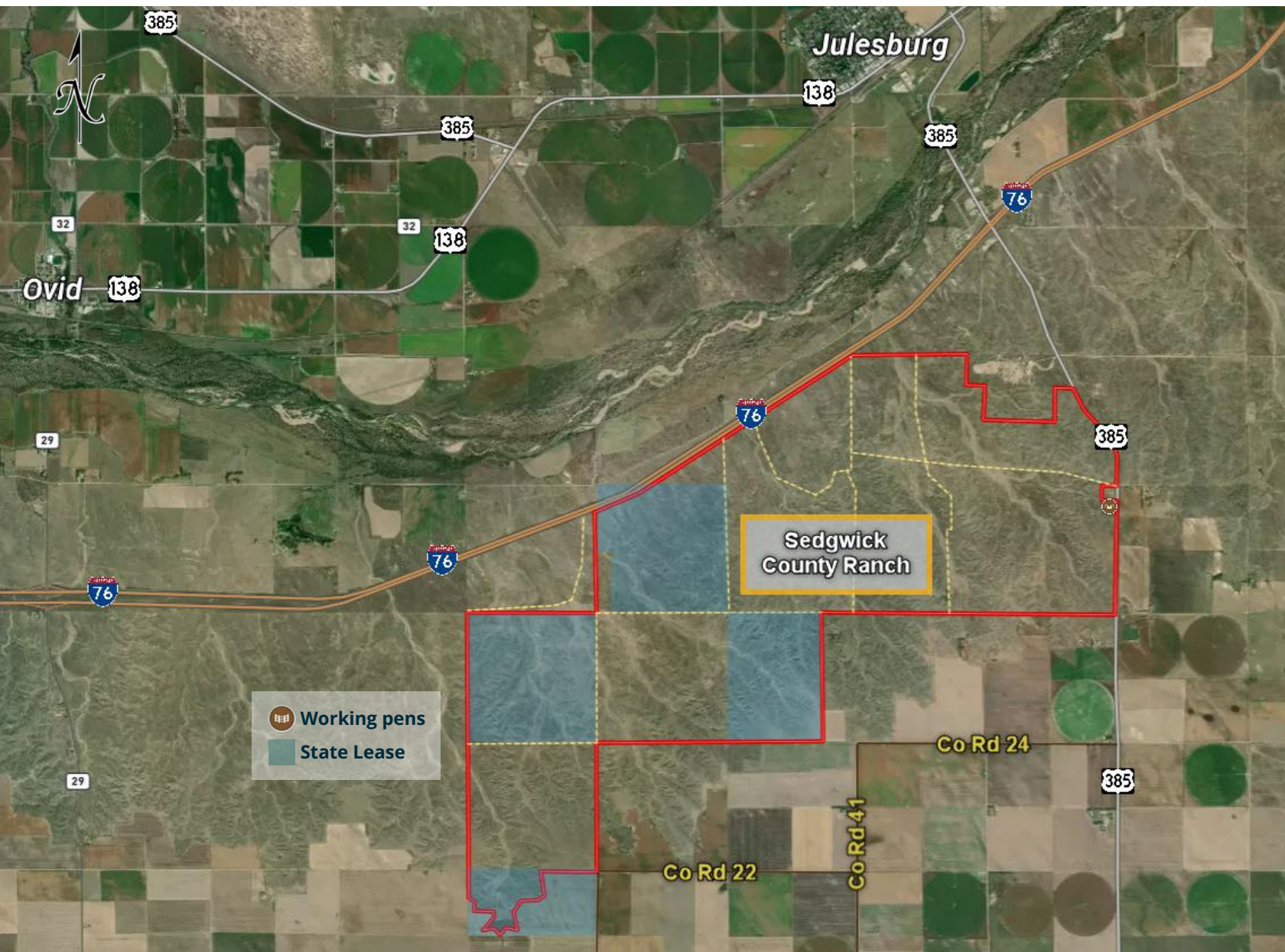
Deeded & State Lease acres of grass separated into 9 pastures.

For More Information:
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Property Location + Overview



OVERVIEW

The **Sedgwick County Ranch** is one of the larger privately held, contiguous ranches in northeast Colorado. Easily accessible, located just 2.3± miles south of Julesburg/I-76 exit via Highway #385 to the east side, county road access on southwest corner, and I-76 on north side. The ranch is divided into 9 main pastures with each pasture divided into multiple paddocks via electric fences for rotational grazing. Strategic watering locations via solar wells and windmills. Nearby cattle markets in Sterling, CO and Ogallala, NE. In addition, this property offers added income of \$70,000+ from Grass Roots Carbon for carbon sequestration. Excellent mule deer hunting. Do not miss this opportunity for the 2026 grazing season.


QUICK FACTS

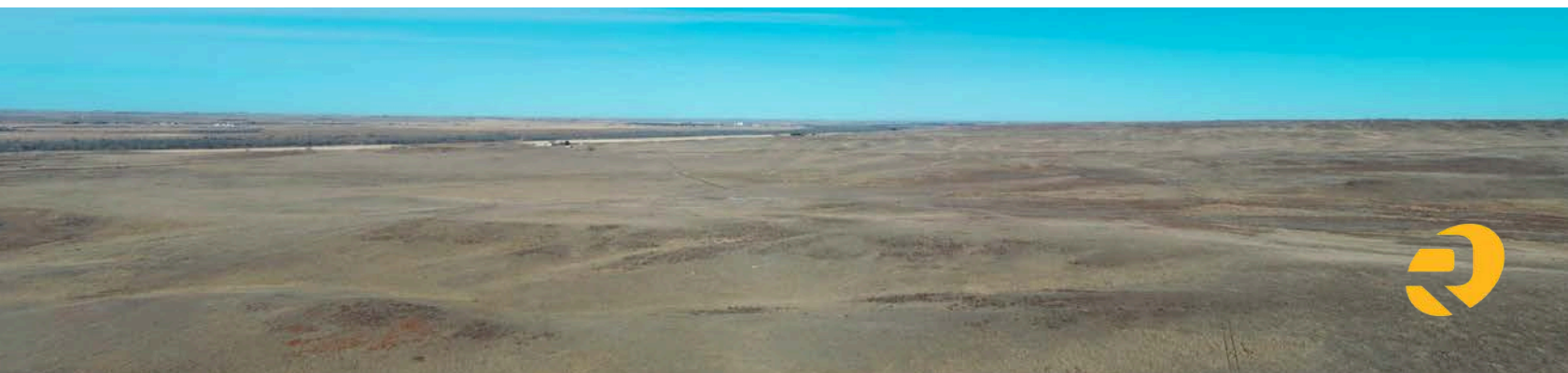
- **Location:** From Julesburg, CO/I-76 exit, 2.3± mi south on Highway 385 (west side of highway)
- **6,503± Total Acres** (4,672.2± Deeded Acres / 1,830.6± Acres State Lease)
- **2025 Real Estate Taxes:** \$2,623.25
- Cross-fenced into 9 main pastures
- Each pasture divided into multiple paddocks via electric fences for rotational grazing
- 16 water trough locations via solar wells, windmills, and pipeline
- Working corrals
- State Lease totals 610 AUMs; annual payment \$12,828.20. Leases expire 9/1/2029 & 11/1/2033
- Possession – 2026 grazing season
- Carbon Capture program
- Carrying capacity – 300± AUs

ASKING PRICE: \$4,600,000

Photos / Property Details



 Working pens along Hwy 385



POSSESSION: Possession of pasture upon closing; available for 2026 grazing season.

COLORADO LAND BOARD STATE LEASE: Seller to assign Colorado State Land Board Lease AG-112693 and AG-115667 to Buyer(s) subject to State Land Board approval. Buyer(s) to fill out the necessary documents for assignment. Upon closing, Seller (Assignor) to assign State Lease to Buyer(s) (Assignee). Annual lease payment prorated to the date of closing.

WATER RIGHTS & EQUIPMENT: Seller to convey all water rights appurtenant to the property.

REAL ESTATE TAXES: 2026 real estate taxes due in 2027, to be negotiated depending on time of year property sells.

LEGAL DESCRIPTION: Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any. Fences do not necessarily follow exact property lines and there are areas fenced for convenience.

MINERALS: No mineral rights to be conveyed; all previously reserved.

CARBON SEQUESTRATION: Ranch is currently contracted with Grass Roots Carbon for Carbon Sequestration and earns \$70,000+ per year. Participation is subject to approved grass management practices.

ACREAGES: All stated acreages are approximate and are obtained from County Assessor records. No warranty is expressed or implied as to exact acreages of property and the final purchase price is for the total parcel without regard to exact acreage.

TERMS: Good funds at closing.



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976,685

total acres sold

19,772

auction attendees

456

auctions

What's inside:

SEDGWICK COUNTY RANCH

1 Parcel

6,503± total acres

Asking: \$4,600,000

Call for more info!



SEDGWICK COUNTY RANCH

Sedgwick County, CO | 6,503± Total Acres



6,503± total acres (4,672.2± Deeded Acres / 1,830.6± Acres State Lease) of grass separated into 9 pastures. Excellent access; combination of deeded and state lease makes it an affordable option for a cow/calf or yearling operation.

SCAN QR WITH YOUR PHONE CAMERA

View more details, photos, an interactive map & more!

