

BOSTRON PIVOT IRRIGATED FARM

LOGAN COUNTY, COLORADO

NEW LISTING



1,619±
TOTAL ACRES

LOGAN COUNTY, CO



Pivot irrigated operation in productive region southwest of Sterling, CO.

For More Information:

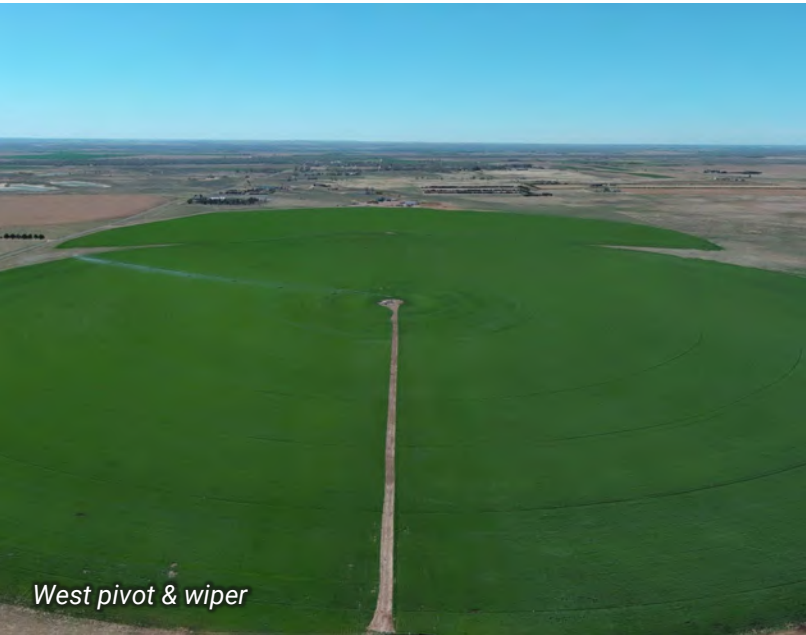
Marc Reck, Broker
marcreck@reckagri.com

Ben Gardiner, Broker Assoc.
bgardiner@reckagri.com



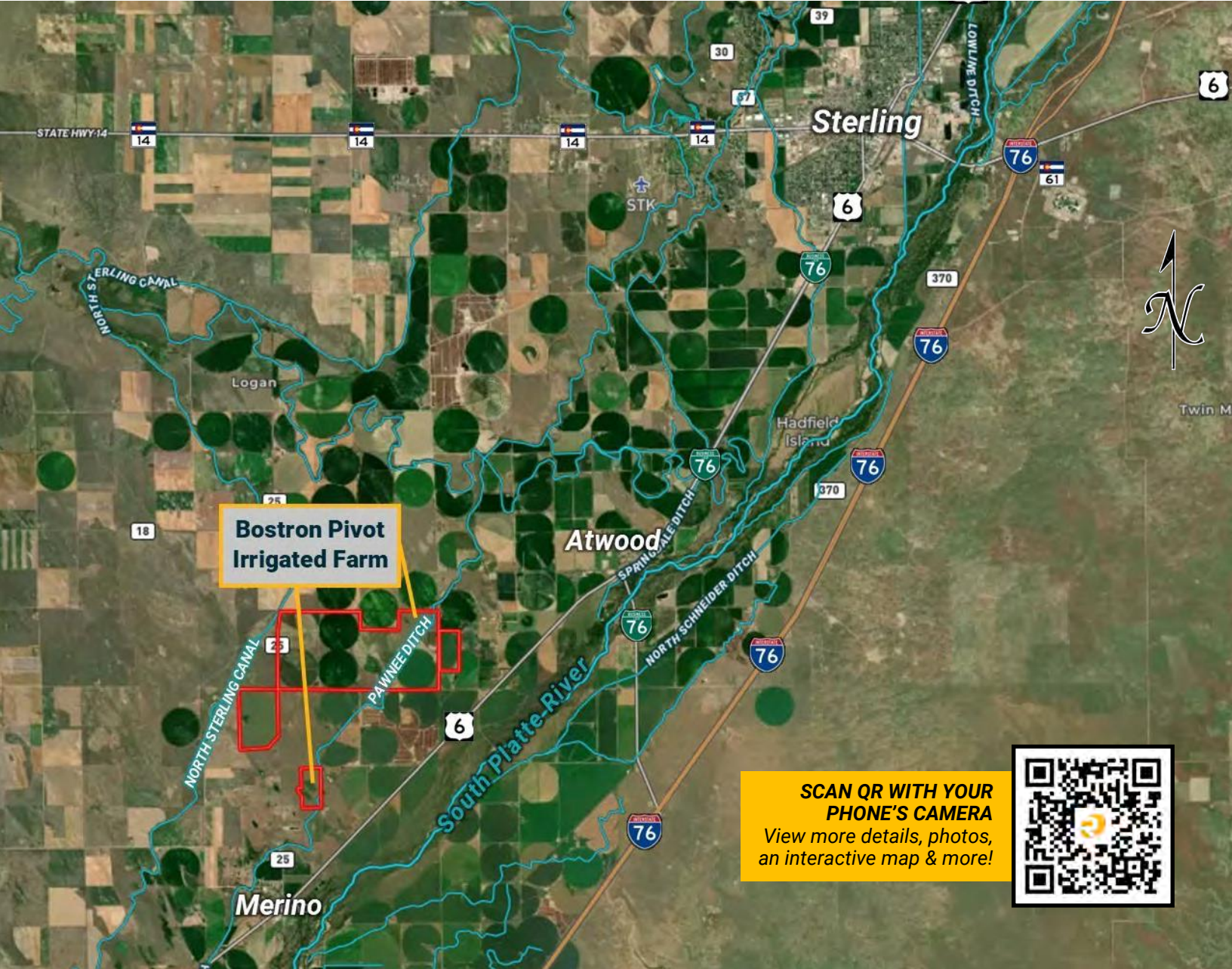
Office
970.522.7770
Toll Free
800.748.2589
reckagri.com

Overview + Location Map



OVERVIEW

Bostron Pivot Irrigated Farm is one of the few remaining larger irrigated farms in Logan County. Rare opportunity to purchase 1,098.0± irrigated acres by 7 full pivots and 2 wiper pivots via 6 augmented wells and 2 pit pumps using ditch water. To further compliment this farm, improvements include 2 homes, metal machine shed, 900± head feedlot, 150,000± bushel of grain storage with leg and pit, 120,000# scale, and other misc. outbuildings. Located just 8± miles southwest of Sterling/2.5± miles northeast of Merino, CO, Bostron Pivot Irrigated Farm is situated strategically to local and regional grain markets and/or providing feed to local and regional feedlots and/or dairies.



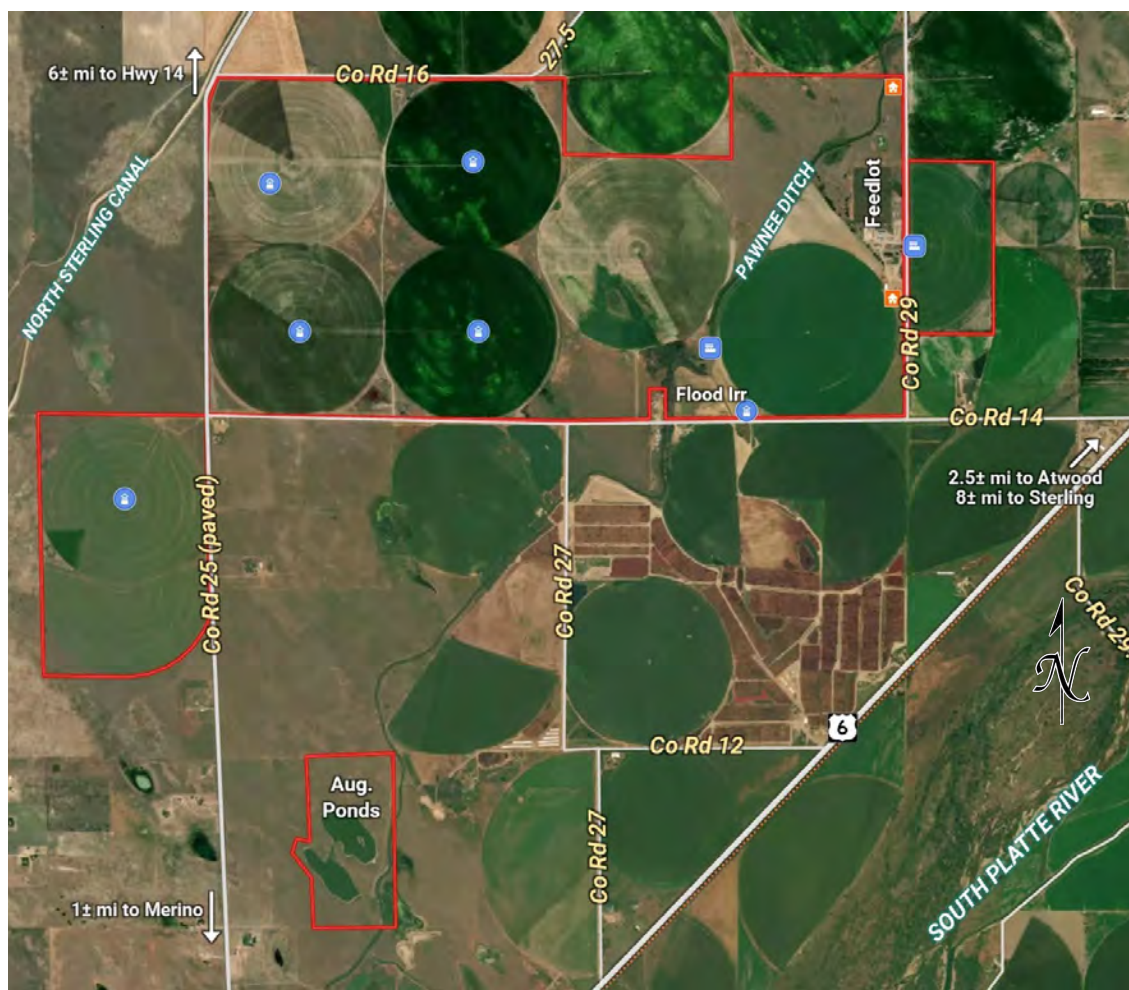
Aerial Map + Quick Facts



Bostron Aug ponds



900± head feedlot & grain storage



QUICK FACTS

1,619.0± total acres

- 1,098.0± acres pivot irrigated
- 521.0± acres pasture, improvements, rds/waste
- Logan County, CO
- Located 8± mi southwest of Sterling
2.5± miles northeast of Merino
- 18.5 shares Farmers' Pawnee Canal Company
- 2 shares Morgan-Prewitt Reservoir Company
- 232.8 acre rights within Logan Irrigation District
- Logan Well Users Augmentation Plan
- Bostron Augmentation Plan
- 6 wells provide water to 6 full & 1 wiper Zimmatic pivots
- 2 pit pumps provide water to 1 full & 1 wiper Zimmatic pivots
- FSA Base: 871.5 acres corn w/166 bu PLC yield; 33.1 acre wheat w/47 bu PLC yield
- Soils: Pivot irrigated is Class II, III, & IV sandy loam and loamy sand soils—Terrain is level to slightly rolling
- North Residence: 3 bed, 1¾ bath home (w/ basement) & 2-car detached garage, 40' x 100' metal machine shop (50% insulated—50% open storage)
- Main Residence: 4 bed, 3 bath home (w/ basement) & 2-car attached garage

- 150,000± bu grain storage complex w/ legs & dump pit
- 120,000# scales
- 900± head feedlot w/ cement bunk & apron
- Other misc. outbuildings
- R/E Taxes: \$21,368.72
- Seller to convey all OWNED mineral rights
- Possession of the pivot irrigated farmland and select improvements subject to farm lease expiring 12/31/2028
- Cash rent payment to be negotiated depending on the time of year property sells
- Good funds upon closing

ASKING PRICE: \$10,000,000

Call Marc Reck for more detailed information or to schedule a showing!

Feedlot + Water Rights & Irrigation



150,000± bu grain storage w/ legs & pit



Cement bunk & apron



120,000# scale

WATER RIGHTS: 18.5 shares of Farmers' Pawnee Canal Company; 2 shares of Morgan-Prewitt Reservoir Company; 232.8 acre rights within Logan Irrigation District; Logan Well Users Augmentation Plan; Bostron Augmentation Plan Water Court Cases #09CW125 & #96CW264

IRRIGATION WELLS:

NE pivot well: Pomeroy Well #3-9465-F, adjudicated in Water Court Case #W-6020
SE pivot well: Pomeroy Well #6-6569-F, adjudicated in Water Court Case #W-6020
NW pivot well: Bostron Well #3-12690-R-R, adjudicated in Water Court Case #W-2041
SW pivot well: Bostron Well #2-9325-F, adjudicated in Water Court Case #W-2041
Marquardt well: Bostron Well #1-0648-F, adjudicated in Water Court Case #W-2041
West well: Well Permit #68624-F, adjudicated in Water Court Cases #95CW264, #09CW125, & #16CW34

DOMESTIC/LIVESTOCK WELLS:

Bostron Well No. 1 adjudicated in Water Court Case #W-2040, Well Permit #10119
Bostron Well No. 2 adjudicated in Water Court Case #W-2040, Well Permit #36267-RF
Main House: Well Permit #76031
Several unregistered domestic/livestock wells

IRRIGATION EQUIPMENT:

NE pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
SE pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
NW pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
SW pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump
Marquardt pivot: 8-tower Zimmatic pivot, 100 hp electric motor w/ pump
West pivots: 2 - 7-Tower pivots, 60 hp electric motor w/ pump
South of Main House: 7-tower Zimmatic pivot, Pit pump: 40 hp electric motor w/ pump
East pivot: 7-tower Zimmatic pivot, 30 hp electric motor w/ booster pump



East wiper pit pump



Pond & pit pump for pivot S of House (pictured below)



Pivots & Residences



Marquardt Pivot

North Residence: 1,960 sq ft, 3 BD, 1 3/4 BA home (w/ basement) & 2-car detached garage
(NE corner of property, along Co Rd 29)



Main residence:
2,830 sq ft, 4 BD, 3 BA home (w/ basement) & 2-car attached garage (Along Co Rd 29)



NW Pivot



View from SE corner looking west



East Wiper



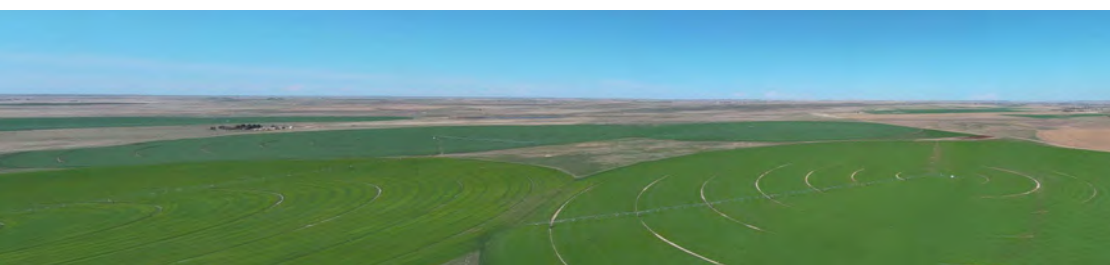
Irrigation well for Marquardt Pivot



Machine shed



SW Pivot



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.

939,906

total acres sold

18,911

auction attendees

439

successful auctions



What's inside:

BOSTRON PIVOT IRRIGATED FARM

Logan County, CO
1,619± total acres

FOR SALE

Irrigated / Feedlot / Grain Storage / Residence & more!



Bostron Pivot Irrigated Farm

1,619± Total Acres | Logan County, CO

NEW LISTING



1,098± acres pivot irrigated, 2 homes, shop, 150,000± bu grain storage, small feedlot, 120,000# scale and more—located in the heart of Logan County, CO, between Sterling and Merino.

