



LAND AUCTION

IRRIGATED FARM

Thursday, December 4, 2025
10:00 AM MST

Phillips County Event Center in
Holyoke, Colorado, at 22505 US-385,
Holyoke, CO 80734

**1,324.60 +/- Acres
Offered in 4 Tracts**

ABOUT THIS PROPERTY:

Up for auction on December 4th at 10:00 AM at the Phillips County Event Center in Holyoke, Colorado, is a highly productive Eastern Colorado Irrigated farm consisting of 4 different parcels located 6 miles apart just east of Holyoke, Colorado in Phillips County.





More About this Property:

Tracts 1, 2, and 3 are located 11 miles east of Holyoke and 1 mile west of the Nebraska-Colorado State line. This tract is located on both sides of County Road 18 east of Road 61. There are three different wells and three different pivots watering a total of 515 +/- acres, making these highly productive farms with excellent soils for the area.

Tract 4 is 640 +/- total acres located approximately 7 miles southeast of Holyoke on the south side of County Road 14 between Roads 51 and 53. There are five different pivots and four individual wells watering a total of 554 +/- acres in this section of irrigated farmland.

These tracts come with all irrigation equipment and are open for the 2026 growing season. With ample water allocated to each unit and great electric wells and pivots, this farm is ready to go and will be a great addition to your portfolio as a farm investment you will benefit from for years to come. Whether you are an investor looking for a top-quality irrigated farm or a producer looking to expand your operation, you don't want to miss this opportunity.

The auction will be held at the Phillips County Event Center in Holyoke, Colorado, at 22505 US-385, Holyoke, CO 80734. The auction will be a hybrid auction consisting of both in-person and online bidding, which will start at 10:00 MST on Thursday, December 4th.

Call Nick Wells at 309-991-9544 for more information or to schedule your private viewing today.





Total Acres: 1,324.60 +/- total acres
1,064.00 +/- irrigated acres
250 +/- dryland acres
10 +/- acres site

Directions:

Tracts 1, 2, and 3 are located 11 miles east of Holyoke and 1 mile west of the Nebraska-Colorado State line. This tract is located on both sides of County Road 18 east of Road 61.

Tract 4 is 640 +/- total acres located approximately 7 miles southeast of Holyoke on the south side of County Road 14 between Roads 51 and 53.

Legal Description:

Tract 1: N1/2 Section 30, Township 7 North, Range 42 West of the 6th P.M. (less 1 acre cemetery tract)

Tract 2: SE1/4 Section 19, Township 7 North, Range 42 West of the 6th P.M.

Tract 3: SW1/4 Section 19, Township 7 North, Range 42 West of the 6th P.M.

Tract 4: Section 5: Township 6 North, Range 43 West of the 6th P.M.

Ta2024 Taxes:

Tract 1: Property Tax \$4040.60

Water tax/Special Assessment: \$7472.56

Tract 2: Property Tax \$2404.92

Water tax/Special Assessment: \$3978.16

Tract 3: Property Tax \$2404.92

Water tax/Special Assessment: \$3978.16

Tract 4: Property Tax \$8878.84

Water tax/Special Assessment: \$16890.00

FEATURES:

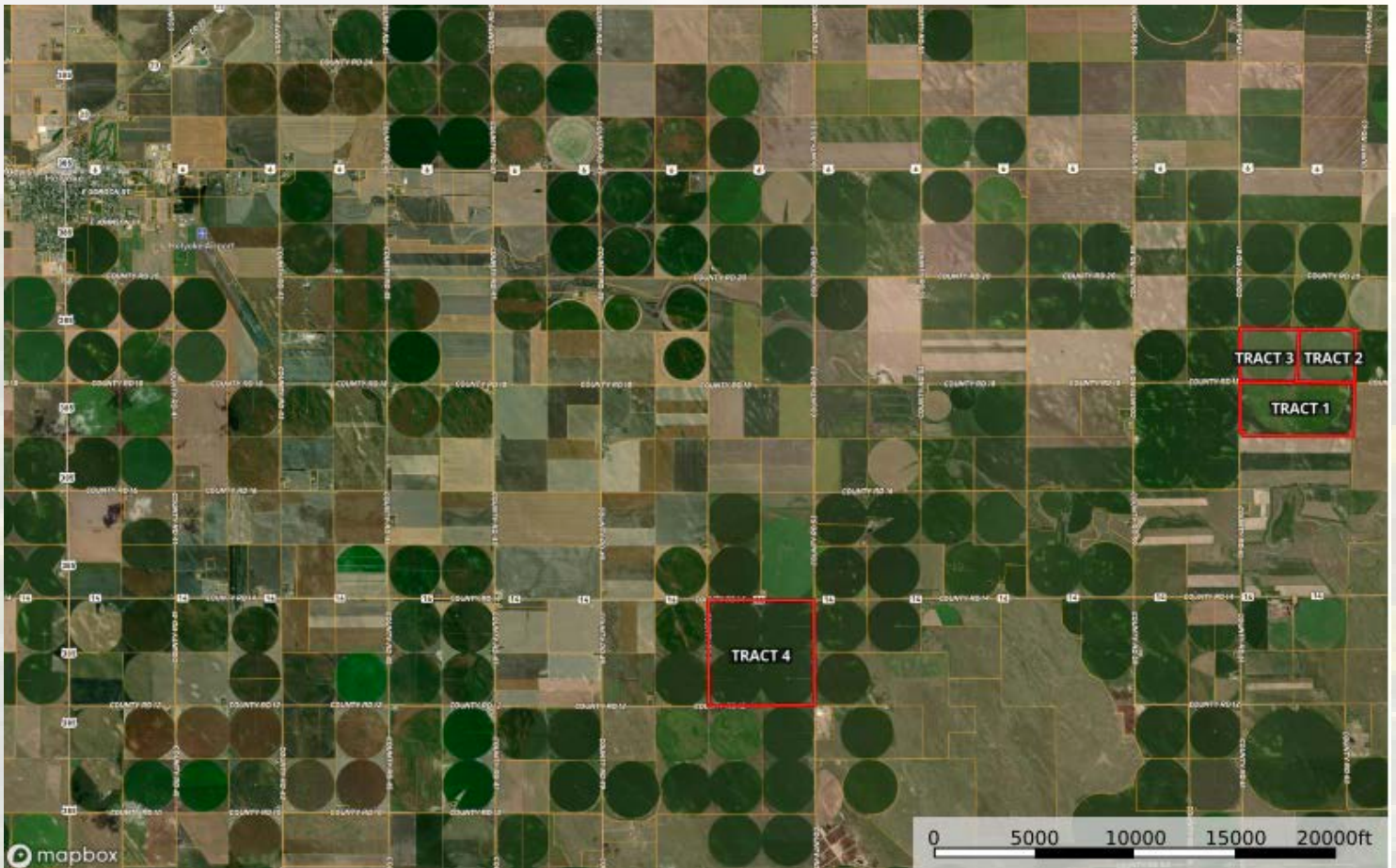
- 1324.60 +/- total acres
- 1064 +/- irrigated acres
- All electric wells and pivots
- Great soils with flat topography
- Close to town with great county road access
- Progressive ag community
- Available in 4 tracts or in combination



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AND SELL LAND**



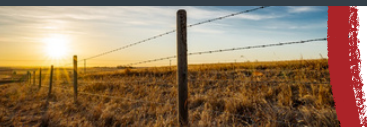
Location Map



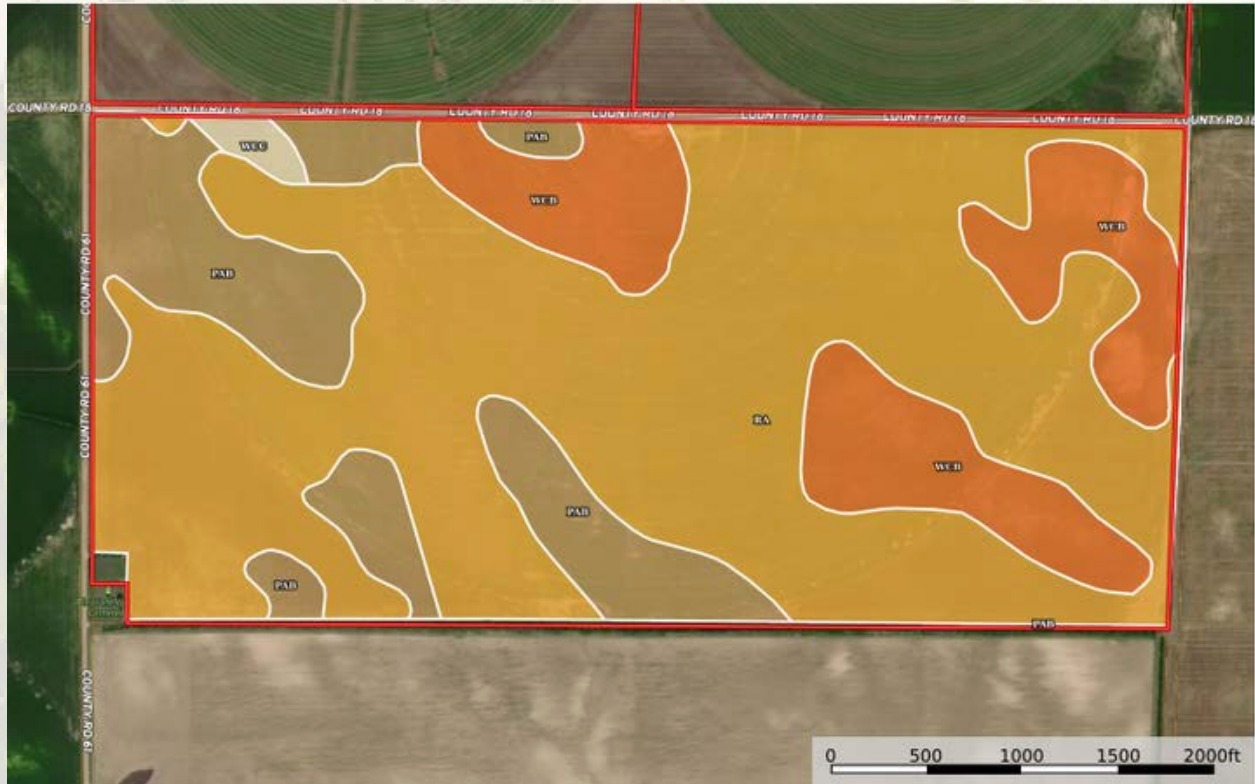
Aerial Map: Tract 1-3



Aerial Map: Tract 4

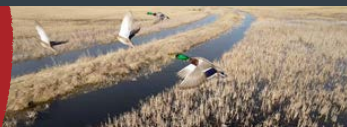


Soil Map: Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ra	Rago and Kuma loams	219.99	64.74	0	44	2c
WcB	Wages-Campus-Weld loams, 0 to 3 percent slopes	59.91	17.63	0	34	2c
PaB	Platner loam, 0 to 3 percent slopes	57.12	16.81	0	37	4s
WcC	Wages-Campus-Weld loams, 3 to 5 percent slopes	2.79	0.82	0	34	3e
TOTALS		339.81(*)	100%	-	40.98	2.34

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Soil Map: Tract 2-3



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ra	Rago and Kuma loams	150.76	43.4	0	44	2c
PaB	Platner loam, 0 to 3 percent slopes	140.65	40.49	0	37	4s
WcC	Wages-Campus-Weld loams, 3 to 5 percent slopes	39.81	11.46	0	34	3e
WcB	Wages-Campus-Weld loams, 0 to 3 percent slopes	8.51	2.45	0	34	2c
I-W	Intermittent Water	7.66	2.21	0	-	-
TOTALS		347.39(*)	100%	-	38.8	2.95

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Soil Map: Tract 4



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NOCPI	CAP
HxB	Haxtun sandy loam, 0 to 3 percent slopes	385.9 4	60.85	0	46	3c
HIB	Haxtun loamy sand, 0 to 3 percent slopes	101.3 1	15.97	0	44	3c
Ra	Rago and Kuma loams	68.48	10.8	0	44	2c
VaD	Valent fine sand, rolling	56.81	8.96	8	17	6e
PeC	Platner-Eckley association, 3 to 5 percent slopes	19.52	3.08	0	39	3e
JuC	Julesburg loamy sand, 3 to 5 percent slopes	2.21	0.35	0	34	6s
TOTALS		634.2 7(")	100%	0.72	42.61	3.17

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





Tracts 1-3



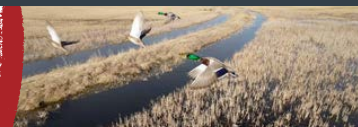
Tract 4





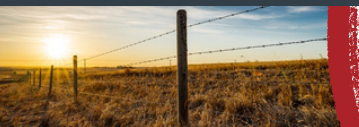
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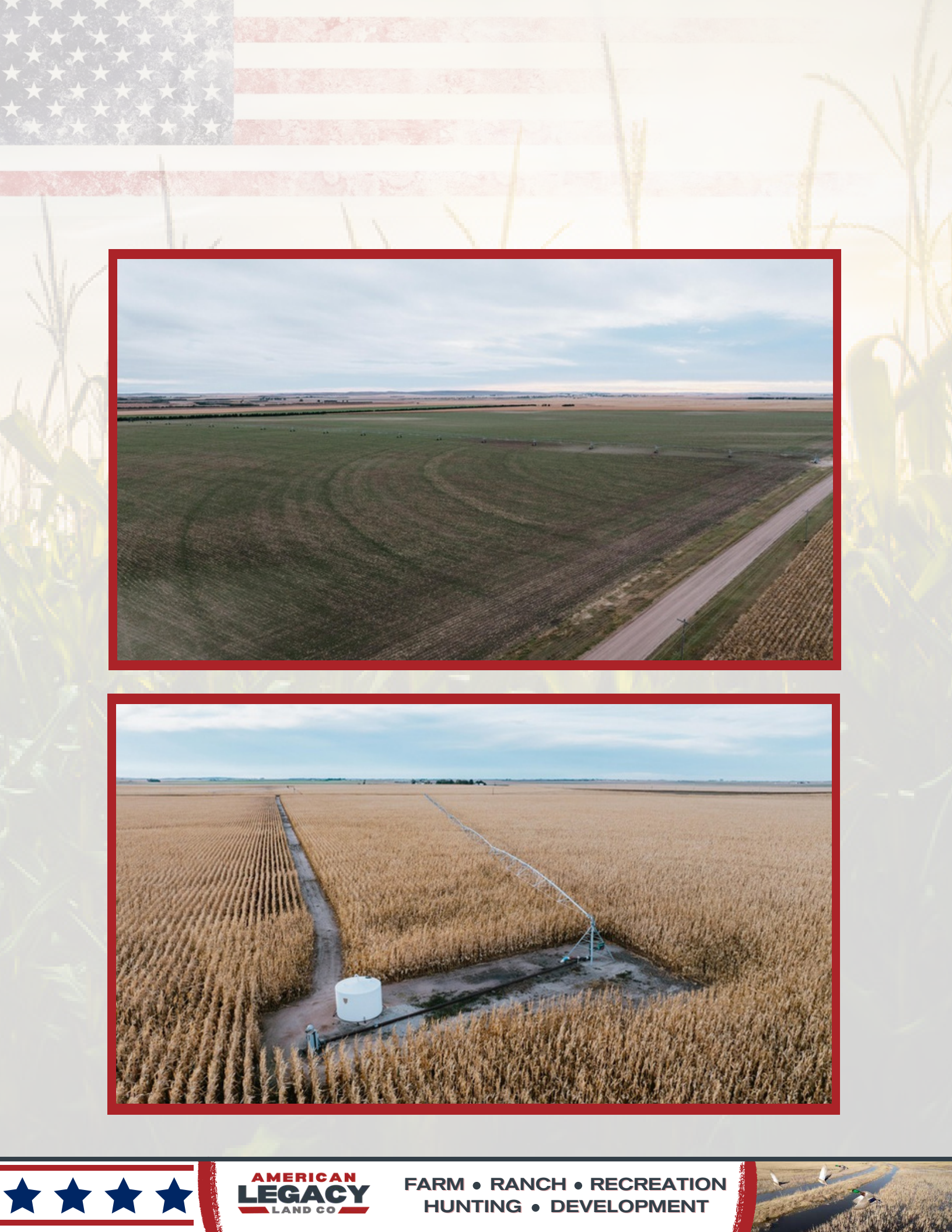
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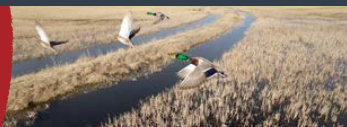
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AUCTIONS**





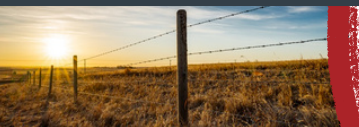
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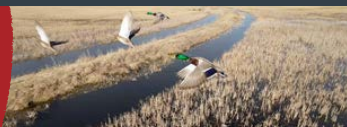
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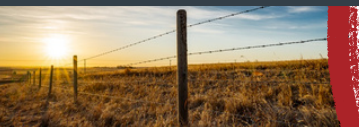
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Well Data

Tract 1: NW 1/4 Section: 30 Township: 7 Range: 42 EXCEPT 1 ACRE IN SW CORNER SMR, NE 1/4 Section: 30 Township: 7 Range: 42 WELL: P02736 NW1/4 NE1/4 2400 GAL. YIELD 417 A.F. 167 A. EXP 160 A SMR

This irrigated half section is watered with one large 17 Tower Valley pivot covering 248 +/- acres and one 150 HP Electric well. There are 417 acre-feet of water appropriated from this well. This farm has flat topography and excellent soils for the area.

Tract 2: SE 1/4 Section: 19 Township: 7 Range: 42 # 11536 FP WELL: 2000 GAL. YIELD 521 A.F. 160 A. NW1/4SE1/4 SMR

This irrigated 1/4 section is watered with one 7 Tower 2005 Zimmatic pivot covering 135 +/- acres and one 100 HP Electric well. There are 521 acre-feet of water appropriated from this well. This farm has flat topography and excellent soils for the area.

Tract 3: SW 1/4 Section: 19 Township: 7 Range: 42 WELL 2: 11535F NW1/4 SW1/4 2000 GAL. YIELD 521 A.F. 160 A. SMR

This irrigated 1/4 section is watered with one 8 Tower 2015 Valley pivot covering 132 +/- acres and one 100 HP Electric well. There are 521 acre-feet of water appropriated from this well. This farm has flat topography and excellent soils for the area.

Tract 4: Section: 5 Township: 6 Range: 43 WELL: 14667-F SE1/4 NE1/4 1600 GAL. YIELD 350 A.F. 140 A. 20 EXP. A. WELL 2: 14670 F SE1/4 NW1/4 1600 GAL. YIELD 350 A.F. 140 A. 20 EXP. A. WELL 3: 14668-F SE1/4 SW1/4 1600 GAL. YIELD 350 A.F. 140 A. 20 EXP. A. WELL 4: 14666-F SE1/4 SE1/4 1600 GAL. YIELD 350 A.F. 140 A. 20 EXP. A. SMR

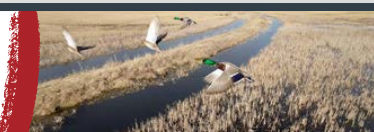
This is a highly productive full section of irrigated farm land irrigated by 5 pivots. Comprising all of Section 5-6-43 in Phillips County this farm has 4 - 2010 Zimmatic 8 Tower pivots watering approximately 133 acres (133 IA each) and a 22-acre 3-tower Valley Pivot in the middle of the section. There are 4 irrigation wells that are fully appropriated at 350 A.F for 140 Acres. The 3-tower Valley, located in the center of the section, gets water from the well in NE1/4 of the section. This farm has relatively flat topography with very good soils for the area.

Pivot #	LEGAL	PIVOT	Model	Year	Serial #	Towers	Make Power Unit	Electric HP	PUMP	Pump SN	DROPS	TIRES	Ac Under Pivot	NRD Acre Ft.	2019 Crop
1	NW 5-6-43	Zimmatic	G2	2010	L87544	8	US Motors	100	B J	H8090	Regular	11.2 x 38	130 +/-	350	Corn
2	NE 5-6-43	Zimmatic	G2	2010	LB 7462	8	US Motors	100	B J	H8091	Regular	11.2 x 38	130 +/-	350	Corn
3	SW 5-6-43	Zimmatic	G2	2010	LB 7512	8	US Electric	100	B J	H8093	Regular	11.2 x 38	130 +/-	350	Corn
4	SE 5-6-43	Zimmatic	G2	2010	LB 7486	8	US Motors	100	B J	H8092	Regular	11.2 x 38	130 +/-	350	Corn
5	CENTER 5-6-43	Valley	4271	?	20837	3	See #2	See #2	See #2	See #2	Regular	11.2 x 38	30 +/-	See #2	Corn
6	SW 19-7-42	Valley	8000	2015	11135349	8	General Elec	100	WLR	unk	Long	11.2 x 38	132 +/-	521	Alfalfa
7	SE 19-7-42	Zimmatic	G2	2005	153613	7	US Motors	100	Johnston	unk	Long	11.2 x 38	135 +/-	521	Alfalfa
8	N2 30-7-42	Valley	8000	2000+/-	78749	17	Newman	150	WLR	unk	Regular	11.2 x 38	248 +/-	417	Edible Beans
B J = Byron-Jackson, WLR = Western Land Roller															
* Pivot # 5 has a stock well with 12' foot stock tank															

Well 1 water right number 14670-FP drilled 11/7/69 - 160 Ac. 350AF NW4 5 6-43 (16 in., 329 Ft Deep)
 Well 2 water right number 14667-FP drilled 11/7/69 - 160 Ac. 350AF NE4 5 6-43 (16 in., 329 Ft Deep)
 Well 3 water right number 14668-FP drilled 11/7/69 - 160 Ac. 350AF SW4 5 6-43 (16 in., 340 Ft Deep)
 Well 4 water right number 14666-FP drilled 11/7/69 - 160 Ac. 350AF SE4 5 6-43 (16 in., 379 Ft Deep)
 Well 5 water right number 11535-FP drilled 12/12/66 - 160 Ac. 521AF SW4 19 7-42 (18 in., 305 Ft Deep)
 Well 6 water right number 11536-FP drilled 12/12/66 - 160 Ac. 521AF SE4 19 7-42 (18 in., 280 Ft. Deep)
 Well 7 water right number 2736-FP drilled 9/8-60 - 327 acres 417AF NW1/4NE1/4 30 7-42 (18 in., 285 Ft Deep)



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Auction Terms and Conditions:

FARM AUCTION Thursday, December 4th at 10am, at the Phillips County Event Center in Holyoke, Colorado, at 22505 US-385, Holyoke, CO 80734. HYBRID COMBINATION LIVE AND ONLINE AUCTION ***ONLINE BIDDING BEGINS NOVEMBER 20TH ON AUCTIONTIME.COM.***

****NOTE: ONLINE BUYERS MUST BE PRE-APPROVED AND BE REGISTERED TO BID 24 HOURS PRIOR TO BIDDING ONLINE AND THE START OF THE LIVE AUCTION!****

*****ALL SALES ARE FINAL!!** HAVE FINANCES LINED UP IN ADVANCE**

*****ALL DUE DILIGENCE MUST BE DONE PRIOR TO FINAL SALE DAY**

*****PLEASE SEE FULL LIST OF TERMS AND CONDITIONS.*** ****

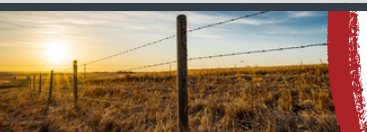
PROPERTY SHALL BE OFFERED IN 4 TRACTS, Tracts 1, 2, 3, and 4 will be offered separately AND IN COMBINATION** HIGHEST TOTAL VALUE SHALL DETERMINE HOW PROPERTY IS SOLD IN FINAL*** **Seller retains the right to approve or reject any and all bids.***

Farm Location:

Tracts 1,2, and 3 are located 11 miles east of Holyoke and 1 mile west of the Nebraska-Colorado State line. This tract is located on both sides of County Road 18, east of Road 61

Tract 4 is 640 +/- total acres located approximately 7 miles southeast of Holyoke on the south side of County Road 14 between Roads 51 and 53.

Buyer will have all farming rights to the land starting January 1st, 2026.



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AUCTIONS**





Real Estate Terms:

The successful bidder will sign a legally binding purchase agreement at the auction site immediately following the close of bidding. 10% down payment due on the day of auction in good funds payable directly to Phillips County Abstract Company. The remainder of the purchase price shall be paid in certified funds at closing on approximately December 30th, 2025. Full possession will be given at closing. All 2024 and 2025 real estate taxes paid by Seller. Farm Tenants have full right to use of land and possession of crops for all of 2025 growing season through the remainder of 2025. Title insurance and escrow closing fee to be split 50/50 by buyer and seller. Purchase not contingent upon financing or inspections. Please have all arrangements made prior to the sale.

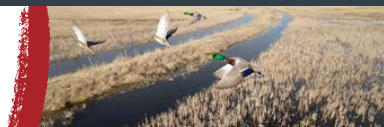
American Legacy Land Co. Nicholas Wells is the exclusive agent of the seller. The tracts will be sold as 4 separate tracts. Tracts 1, 2, 3 & 4 will be sold separately and/or in combination, whichever brings a higher total dollar value.

Seller retains the right to approve or reject any and all bids. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence. Maps are shown for illustration purposes only and are not intended to be actual property lines. Any and all fences may or may not fall on the exact property line. Please arrive in advance of the auction to review any necessary inspections, notices, changes, corrections, or additions to the auction information.

All announcements on the auction block take precedence over any printed advertisements. Auctioneers are not responsible for any errors in advertising. All information contained herein is believed to be accurate but not guaranteed. We urge all buyers to inspect and rely on their own judgment to determine the age, condition, accuracy, and value of items prior to bidding. All sales are final once the auctioneer announces "sold." All property is offered in "AS IS WHERE IS" condition unless otherwise specified by the auctioneer. No warranties, either express or implied, will be offered.



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About the Agent:

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



NICK WELLS, VICE PRESIDENT



308-991-9544



Nick@AmericanLegacyLandCo.com