

AMERICAN LEGACY LAND CO

FOR SALE

IRRIGATED FARM

Sedgwick County, CO

315.92 +/- Acres

OFFERED AT:

\$2,250,000

ABOUT THIS PROPERTY:

Located in the highly productive agricultural region of Sedgwick County, Colorado, 12 miles south of the Julesburg interchange just east of Highway 385 on County Road 8 these two high quality irrigated farms offer an outstanding opportunity for producers, and investors seeking highly productive farm ground with established irrigation and strong long-term value.

Positioned in the heart of Colorado's renowned irrigated farming corridor, the properties feature level topography, productive soils, and ample groundwater allocations that support reliable crop production in a strong agricultural area known for its production of corn, forage, feed, and rotational crop operations.



More About this Property:

West Tract:

158.42± Acres

Legal Description: 35-10-44 SE1/4 – MARKS BUTTE 325 acre feet

Water Allocation: 325 acre feet for 130 acres

Well and Irrigation Data: West Parcel: Well Permit # 8816FP 400 Acre Feet for 160 Acres

Older Valley Center Pivot 150 HP Electric Well Motor pivot is nozzled at 800gpm

This productive irrigated quarter offers an excellent combination of quality soils, irrigation water, and operational efficiency. Located on the north side of County Road 8 one half mile east of Highway 385. The farm is well suited for corn, soybeans, silage, alfalfa, forage production, or diversified row crop operations. With 325 acre feet of irrigation allocation on 130 acres, the property is irrigated with a new Valley Center pivot and a 150 Hp Electric well which is 333 feet deep. With static water at 218 feet and a pumping depth of 259 feet this well is pumping 582 GPM providing valuable water and irrigation resources that are increasingly difficult to secure in today's market.

East Tract:

157.5± Acres

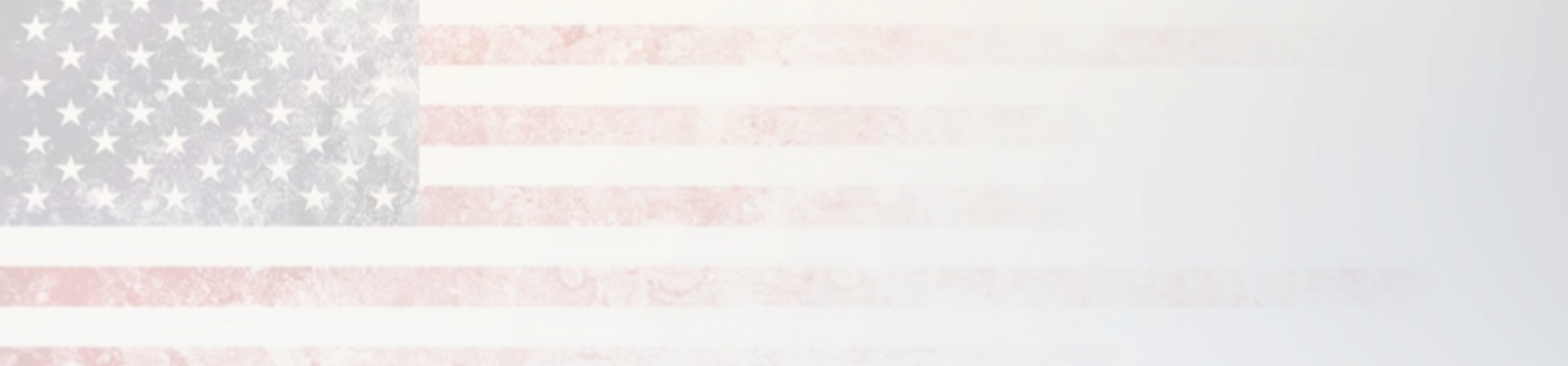
Legal Description: 01-09-44 NE1/4 – MARKS BUTTE 400 acre feet

Water Allocation: 400 acre feet for 160 acres

Well and Irrigation Data: East Parcel: Well Permit # 19418FP 325 Acre Feet for 130 Acres

2025 Valley Center Pivot 150 Hp Electric Well Motor pivot is nozzled at 600gpm

Containing approximately 157.5 +/- acres, located on the south side of County Road 8 one mile east of Highway 385, this premium irrigated quarter features a substantial 400 acre foot water allocation on 160 acres allowing for the potential of the entire farm to be irrigated which adds significant production capability and long-term value. This farm is irrigated by an older Valley Center Pivot and a 150 HP Electric well which is 271 feet deep. With static water at 219 feet and a pumping depth of 232 feet this well is pumping 796 GPM, providing ample water to produce any crop in the driest of conditions. The farm presents an excellent setup for high-yield irrigated crop production and offers flexibility for a variety of agricultural operations.



Quality irrigated farms like these rarely become available in northeastern Colorado. With water continuing to drive land values and demand throughout the region, these properties provide both immediate farming income potential and long-term investment security.

These farms are being offered together as a package and also as individual units. Please call the listing agent for details.

Call Nick Wells at 308-991-9544 for more information or to schedule your private viewing today.

Directions: From the Julesburg I-80 Interchange go 12 miles south on Highway 385 to County Road 8. Go one half mile east and the west parcel will be on the north side of County Rd. 8. From there go one half mile east and the east parcel will be on the south side of County Road 8.

Legal Description:

West Tract: 158.42 Acres SE1/4 Section 35, Township 10 North, Range 44 – Marks Butte 325 Acre Feet

East Tract: 157.5 Acres NE1/4 Section 01, Township 09 North, Range 44 –Marks Butte 400 Acre Feet

2025 Total Taxes: \$9549.87

West Tract Taxes: \$5198.80

East Tract Taxes: \$4351.07

FEATURES:

- 315.92 +/- total acres
- Two highly productive irrigated quarter sections with great access
- Low property taxes
- Valuable irrigation water allocations totaling 725 acre feet with good wells
- Strong agricultural area with proven crop production history
- Excellent opportunity for producers, investors, or 1031 exchange buyers
- Productive soils with strong yield potential



Boundary and Pivots Maps:



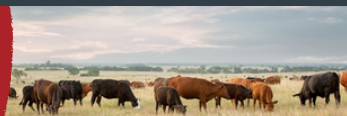


West Pivot Soils Maps:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RaB	Rago and kuma silt loams, 0 to 3 percent slopes	105.7 3	67.35	0	43	2c
RcB	Richfield loam, 0 to 3 percent slopes	24.13	15.37	0	40	2c
WaC	Wages gravelly loam, 3 to 5 percent slopes	14.36	9.15	0	36	3e
KgB	Keith, goshen, and kuma silt loams, 0 to 3 percent slopes	7.47	4.76	0	45	2c
CcD	Canyon complex, 3 to 9 percent slopes	3.7	2.36	0	10	6s
RcC	Richfield loam, 3 to 5 percent slopes	1.58	1.01	0	40	3e
TOTALS		156.9 7(*)	100%	-	41.18	2.2

(*) 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.



East Pivot Soils Map:



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RcB	Richfield loam, 0 to 3 percent slopes	73.47	45.7	0	40	2c
RaB	Rago and kuma silt loams, 0 to 3 percent slopes	59.39	36.94	0	43	2c
WaC	Wages gravelly loam, 3 to 5 percent slopes	14.46	8.99	0	36	3e
KgB	Keith, goshen, and kuma silt loams, 0 to 3 percent slopes	13.46	8.37	0	45	2c
TOTALS		160.78(*)	100%	-	41.17	2.09

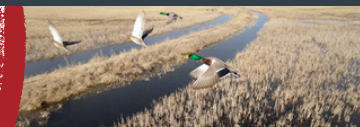
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





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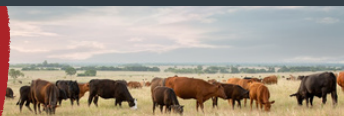




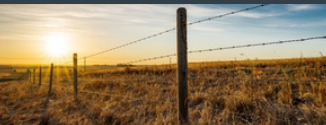


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AND SELL LAND**



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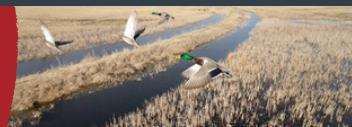
BUYING • SELLING AUCTIONS





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



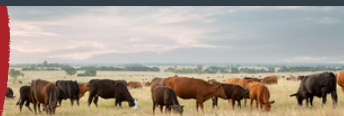
AMERICAN LEGACY LAND CO





**AMERICAN
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LAND CO

HELPING YOU BUY
AND SELL LAND



SARGENT IRRIGATION CO.

Efficiency Test Report

Electric Motor

Name M.J. Renquist Address _____ Legal NE 1-9-44 Sedgwick Co.

Latitude: 40° 47' 23.1" Longitude: 102° 11' 38.5"

Elevation _____ Date 5/27/2026

Well Depth: _____ Casing Dia: _____ Yr.Inst.: _____ Bowls: 6-11SC
 Pump Mfg. WLR SN: GR1813127 Col: 250 ft. 8 5/8 x 2 1/2 x 1 1/2
 Drive Mfg.: G.E. HP: 150 SN: 82186724 Ratio: _____
 Sprinkler: _____ Type: _____ Nozzled for: _____ GPM@ _____ PSI: _____

Static Water Level: 219

	Pump RPM	PSI	x	2.31	=	ft.	+	Pumping Level	+	Pump Loss	=	Total Hd. Ft	x	Flow GPM	/	3960	=	Water HP
1	1792	26	x	2.31	=	60.06	+	232	+	6	=	298.1	x	796	/	3960	=	59.9
2			x	2.31	=	0	+		+		=		x		/	3960	=	
3			x	2.31	=	0	+		+		=		x		/	3960	=	

Electric 3 Phase: _____ Meter# _____ Meter Multiplier _____ Frame # L444TP16
 Full Load Amps 173 Volts w/Motor Off 486 Rated RPM: 1780

KWH/h / 0.746 = Hook UP Horse Power

1	0	/	0.746	=	
2	0	/	0.746	=	
3	0	/	0.746	=	

	Volts	x	AMPS	x	1.732	/	1000	x	Power Factor	=	KWH/H	=	1.34	x	Efficiency Factor	-	Thrust Loss	=	Pump HP
1	460	x	119.4	x	1.732	/	1000	x	0.83	=	79	=	1.34	x	0.925	-		=	97.9
2		x		x	1.732	/	1000	x		=		=	1.34	x		-		=	
3		x		x	1.732	/	1000	x		=		=	1.34	x		-		=	

Pump Efficiency:

Water HP / Pump HP = Pump Efficiency

1	59.9	/	97.9	=	61.2	%
2	0	/	0	=	0	%
3	0	/	0	=	0	%

Bowl Efficiency:

Pump HP - Lineshaft Loss = Bowl HP Water HP - Bowl HP = Efficiency

1	97.9	-	3	=	94.9	59.9	-	94.9	=	63.1
2		-		=			-		=	
3		-		=			-		=	

Comments:

Approximately 200' 8" underground/Small end gun/No booster pump/3 nozzles broke at pivot point
 Gallons on riser pipe. PSI at well.
 Motor sounds ok, Pump sounds ok.
 Very slight cascading water 228' down.
 Bowls set at 3 1/2 turns after clearing.

SARGENT IRRIGATION CO.

Efficiency Test Report

Electric Motor

Name M.J. Renquist Address _____ Legal NE/SE 35-10-44 Sedgwick Co.

Latitude: 40° 47' 59.9" Longitude: 102° 12' 30.2"

Elevation _____ Date 5/27/2025

Well Depth: _____ Casing Dia: _____ Yr.Inst.: _____ Bows: 7-11SC
 Pump Mfg. Worthington SN: GR04B195 Col: 310 ft. 8 5/8 x 2 1/2 x 1 1/2
 Drive Mfg.: U.S. RU HP: 150 SN: 85-02340 Ratio: _____
 Sprinkler: _____ Type: _____ Nozzled for: _____ GPM@ _____ PSI:

Static Water Level: 218

Pump RPM	PSI	x 2.31 =	ft.	+ Pumping Level	+ Pump Loss	= Total Hd. Ft.	x Flow GPM	/ 3960 =	Water HP
1 1787	75	x 2.31 =	173.25	+ 259	+ 6	= 438.2	x 582	/ 3960 =	64.4
2		x 2.31 =	0	+ +	+ +	=	x	/ 3960 =	
3		x 2.31 =	0	+ +	+ +	=	x	/ 3960 =	

Electric 3 Phase: _____ Meter# _____ Meter Multiplier _____ Frame # 444TPA
 Full Load Amps 180 Volts w/Motor Off 484 Rated RPM: 1775

KWH/h / 0.746 = Hook UP Horse Power

1	0	/ 0.746 =	
2	0	/ 0.746 =	
3	0	/ 0.746 =	

Volts	x AMPS	x 1.732 / 1000	x Power Factor =	KWH/H	= 1.34 x	Efficiency Factor	- Thrust Loss	= Pump HP
1 475.8	x 120.9	x 1.732 / 1000	x 0.81 =	81	= 1.34 x	0.925	-	= 100.4
2	x	x 1.732 / 1000	x =	=	= 1.34 x	-	-	=
3	x	x 1.732 / 1000	x =	=	= 1.34 x	-	-	=

Pump Efficiency:

Water HP / Pump HP = Pump Efficiency

1	64.4	/	100	=	64.1	%
2	0	/	0	=	0	%
3	0	/	0	=	0	%

Bowl Efficiency:

Pump HP - Lineshaft Loss = Bowl HP Water HP - Bowl HP = Efficiency

1	100.4	-	4	=	96.4	64.4	-	96.4	=	66.8
2	-	-	=	=	-	-	-	=	=	
3	-	-	=	=	-	-	-	=	=	

Comments:

Approximately 1400' 8" underground/Pivot on & running/Gallons on Riser Pipe/PSI at well
 Motor has some bearing noise.
 Pump has some clatter & growling slight vibration. Water seeping through top end.
 Slight cascading water 230' down.
 Bowls set at 6 turns after clearing.

3-19-2025
 Pivot Set Up
 700.63 @40
 41.00 End Nozzle



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



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