

E. Ovid Irrigated Farm

77± ACRES | SEDGWICK COUNTY, CO

UPDATED



OVERVIEW:

Irrigated farm near Ovid, CO. Ample water supply with Julesburg Irrigation District and an 1,000± GPM irrigation well. **2024 cash rent to be negotiated depending on time of year property sells.**

QUICK FACTS:

- 77± total acres | 1 Parcel
- 1± mi east of Ovid, CO or 5± mi southwest of Julesburg, CO
- 77 Julesburg Irrigation District Acres
- **Newly installed** 7-tower Zimmatic sprinkler (58± acres)
- New 40 HP motor on well, pumps 700± GPM
- Well aug. by Sedgwick County Well Users
- Mostly class I soils; level terrain
- US Highway 138 (south); Co Rd 31 (west); Co Rd 32 (north)
- Seller to convey all OWNED mineral rights
- **LEGAL:** W1/2NW1/4, except a tract in Section 3, T11N-R45W
- FSA Base: 61.2 ac corn @ 148 bu PLC yld
- R/E Taxes: 994.40± (2023)
- JID Assessments: \$2,079.00

Asking Price \$490,000

**SCAN THE QR FOR
MORE PHOTOS &
INTERACTIVE MAP**



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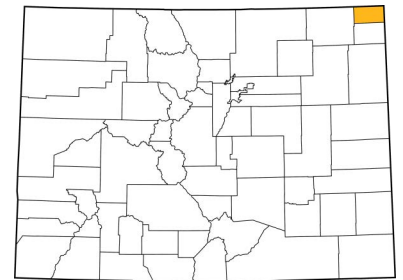
E. Ovid Irrigated Farm

77± Total Acres

New Listing



SEDGWICK COUNTY, CO



Productive farm with level terrain and mostly class I soils just 1± mi east of Ovid, CO along US Hwy 138. Excellent water supply with a combination of surface water from Julesburg Reservoir and groundwater. Efficiently irrigated with newly installed center pivot with well and underground pipelines for water delivery.

