Irrigated Quarter with Valley Pivot & Wind Development Lease
TBD County Road 51
Walsh, CO 81090

$368,000
160± Acres
Baca County







SUMMARY

Address
TBD County Road 51

City, State Zip
Walsh, CO 81090

County
Baca County

Type
Farms, Recreational Land

Latitude / Longitude
37.423601 / -102.146494

Acreage
160

Price
$368,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

Here is an excellent opportunity to purchase a productive, irrigated quarter section of farmland featuring a 2018 Valley center pivot and a Wind Development Lease through 2031. Whether you're looking to expand an existing farming operation or add a quality agricultural property with additional income potential to your investment portfolio, this tract offers an attractive combination of productivity, improvements, and long-term opportunity.

The property features predominantly Richfield Silt Loams (0-1% slope) Class III and Ulysses/Norka Silt Loams (0-1% slope) Class III, providing good soils and relatively level terrain well suited for efficient farming practices. With irrigation in place, this farm offers the potential to produce strong yields of wheat, milo, millet, or corn. The entire acreage is currently planted to 2027 winter wheat and is subject to tenant rights via a cash lease agreement.

The farm includes **134.5 FSA base acres**, consisting of 94.1 wheat base acres and 40.4 grain sorghum base acres. Irrigation is provided by a like-new 2018 Valley center pivot, currently nozzled at 200 GPM and powered by a diesel power unit.

Adding to the property's investment appeal, the farm is enrolled in a Wind Development Lease extending through 2031, providing an additional income opportunity alongside its agricultural production.

Convenient access is available from County Road 51 along the west boundary, with the property located just a short distance from paved Highway 160.

With mostly class III quality soils, established irrigation, convenient access, and additional income potential, this is a versatile opportunity for farmers and investors alike.

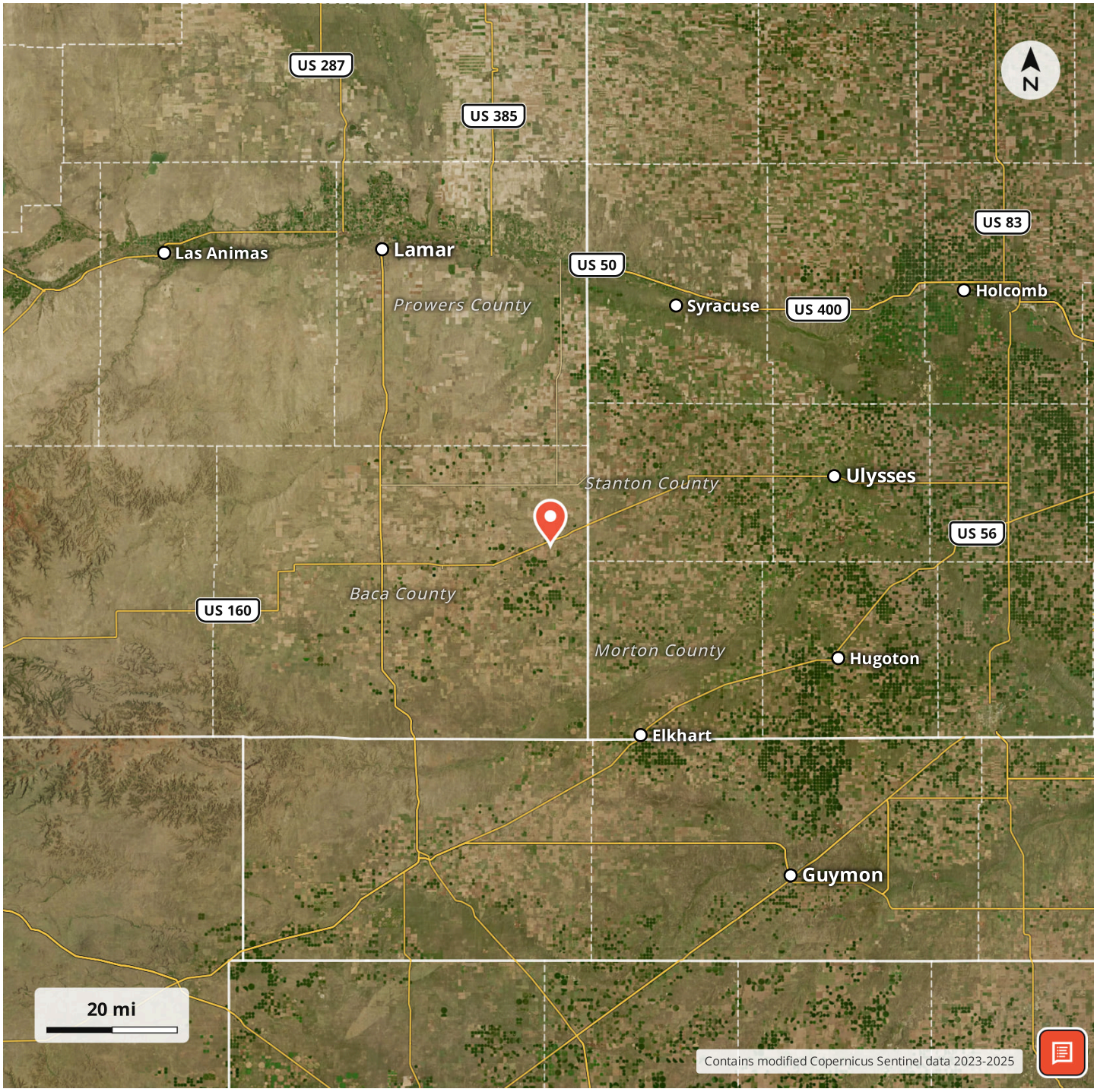
Contact the local Land Professional today for additional information or to schedule a private showing!







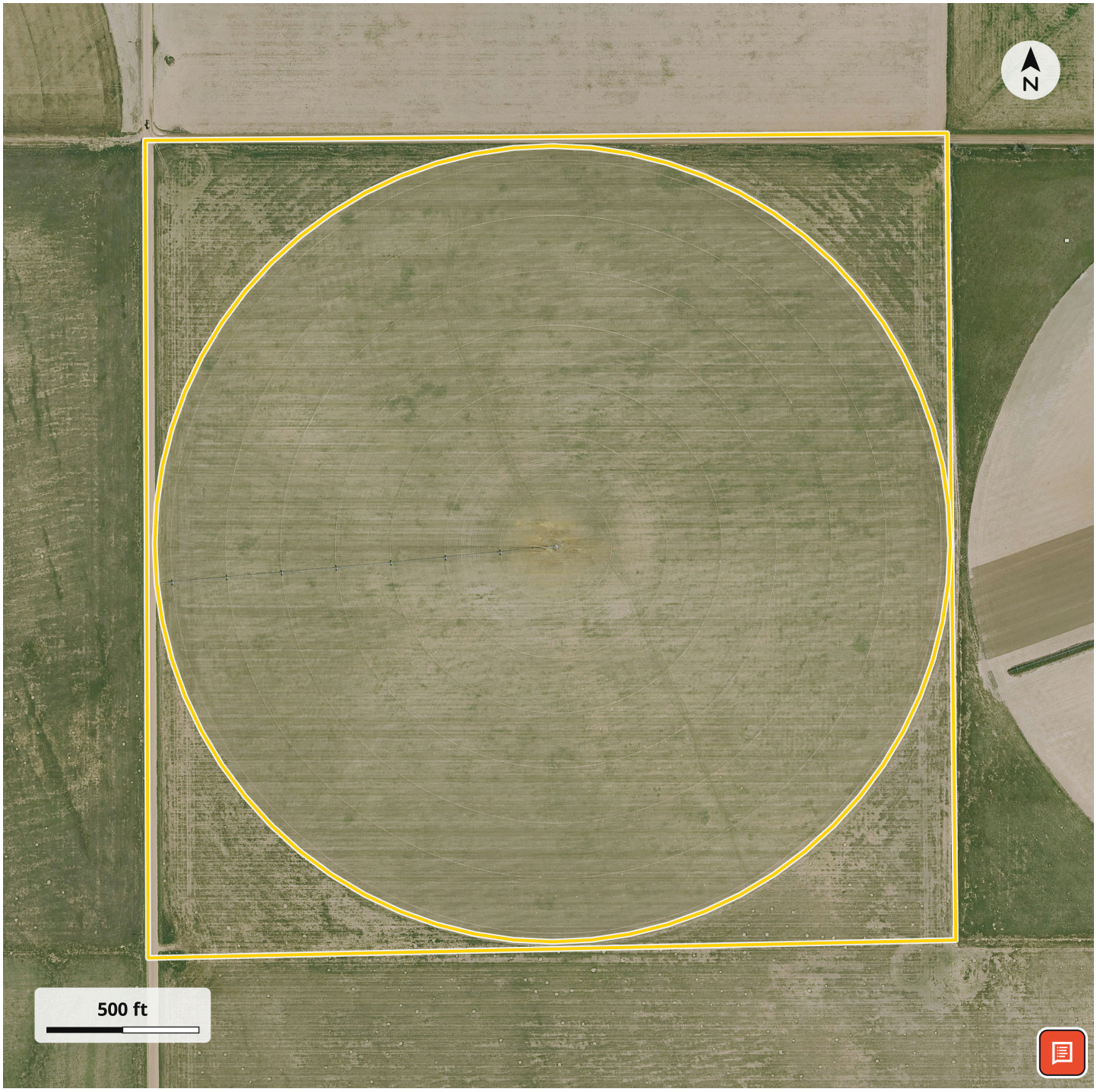

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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