

Baca County Farm 320+/- Acres
Baca County
Walsh, CO 81090

\$850,000
320± Acres
Baca County



**Baca County Farm 320+/- Acres
Walsh, CO / Baca County**

SUMMARY

Address

Baca County

City, State Zip

Walsh, CO 81090

County

Baca County

Type

Farms

Latitude / Longitude

37.3394 / -102.1777

Acreage

320

Price

\$850,000

Property Website

<https://greatplainslandcompany.com/detail/baca-county-farm-320-acres-baca-colorado/108424/>



Baca County Farm 320+/- Acres Walsh, CO / Baca County

PROPERTY DESCRIPTION

320± Acre Irrigated Farm with Water Rights, Pivots & Income Potential - Baca County, Colorado

Exceptional opportunity to acquire a productive 320± acre irrigated farm in the heart of Baca County, Colorado. Located south of Walsh and east on County Road AA, this well-improved property features valuable irrigation water rights, two center pivots, existing crop production, and additional income potential through CRP-eligible acreage.

The farm is permitted within the **Southern High Plains Designated Ground Water Basin**, authorized for a maximum annual appropriation of 640 acre-feet, a maximum pumping rate of 650 GPM, and irrigation of up to 250 acres. Water is supplied by the Southern High Plains Aquifer through 150 HP electric-powered irrigation system.

The property is currently operated under a favorable crop-share arrangement of 75% farmer / 25% landlord with zero landlord production costs. One center pivot is planted to wheat and one center pivot is planted to corn. The existing crop-share agreement may convey to the new owner at closing, providing immediate income potential, subject to negotiation and final terms.

Improvements & Features

- 320± total acres
- 250 acres permitted for irrigation
- Maximum annual appropriation: 640 acre-feet
- Maximum pumping rate: 650 GPM
- 150 HP electric irrigation motor
- 2008 Pierce 1/4 -mile, 7-tower pivot (approximately 1,340')
- 2004 Valley 1/4 -mile, 7-tower pivot (approximately 1,330')
- Established wheat and corn production
- Approximately 70 acres of pivot corners eligible for a new CRP contract
- Access via County Road AA

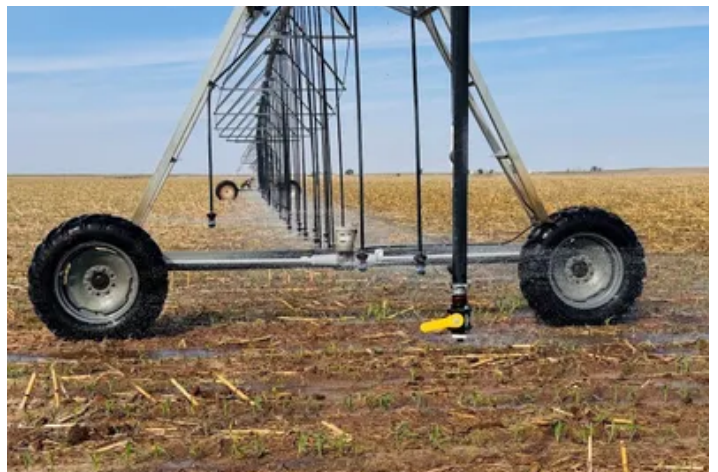
Whether you're seeking an income-producing agricultural investment, an expansion opportunity for an existing farming operation, or a long-term land and water asset, this irrigated Baca County farm offers a combination of productive soils, established infrastructure, and valuable groundwater rights rarely available in one package.

For additional information, crop-share details, and showing arrangements, contact the listing broker.

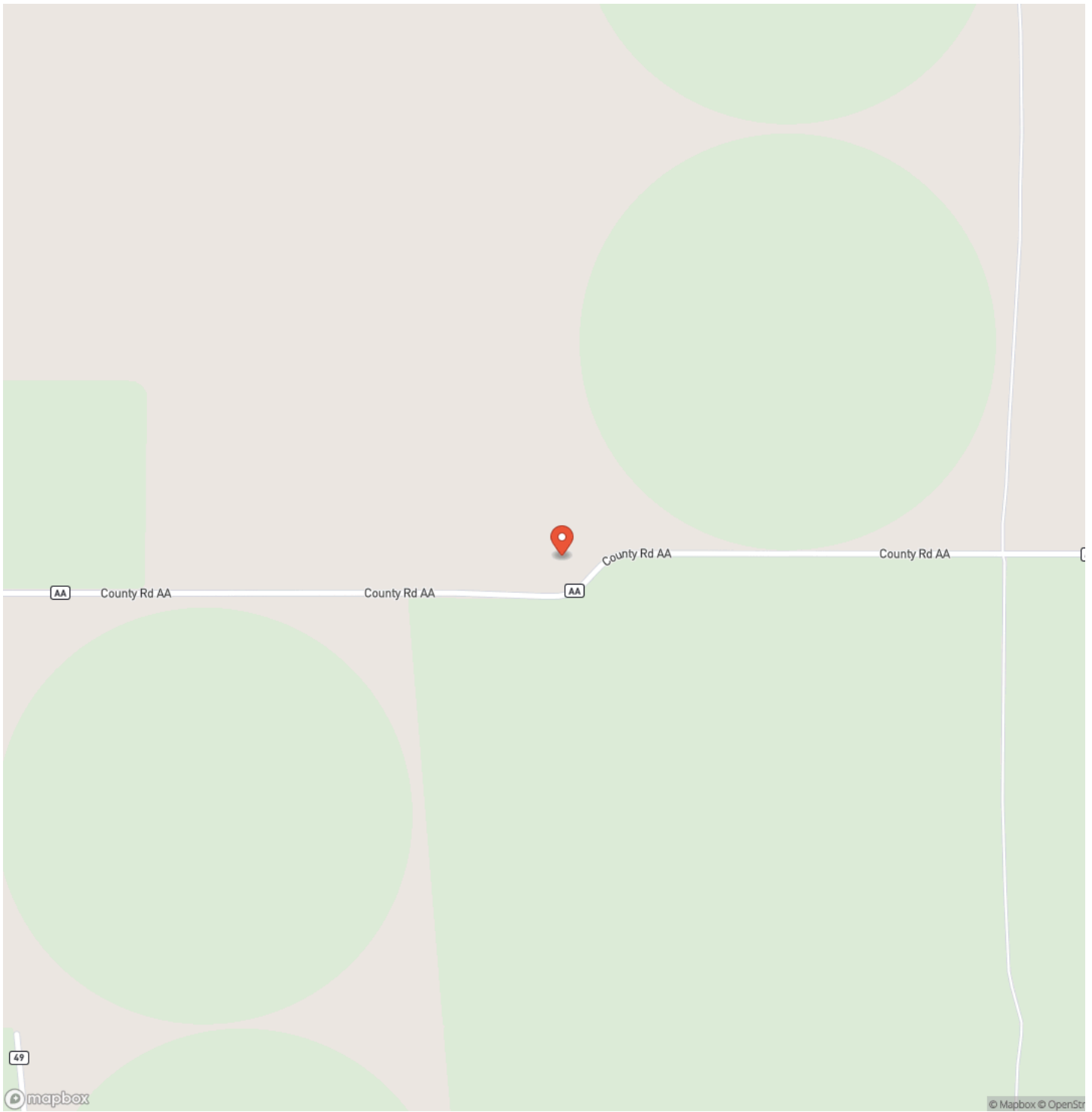
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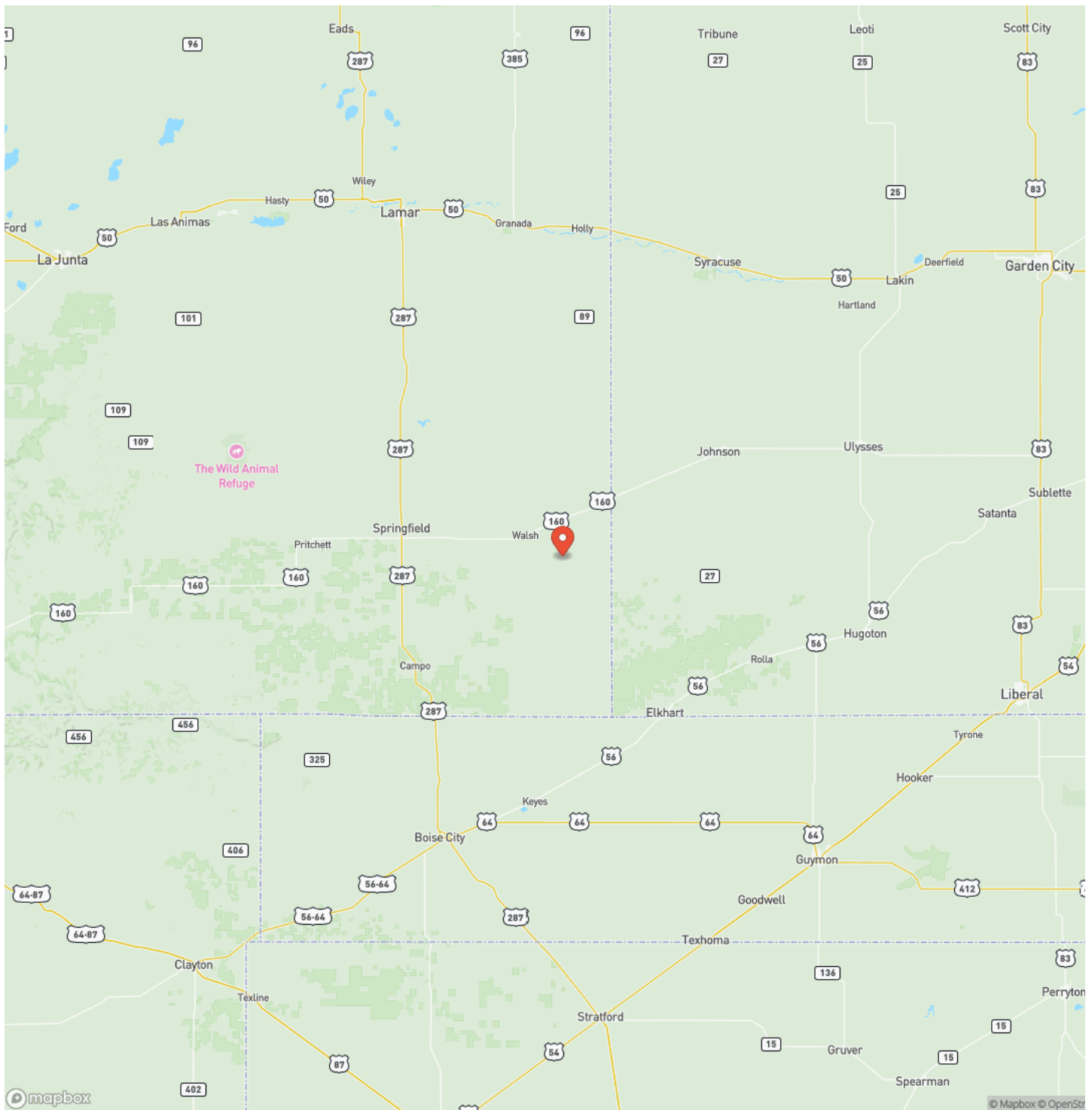
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



GREAT PLAINS

LAND CO.

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