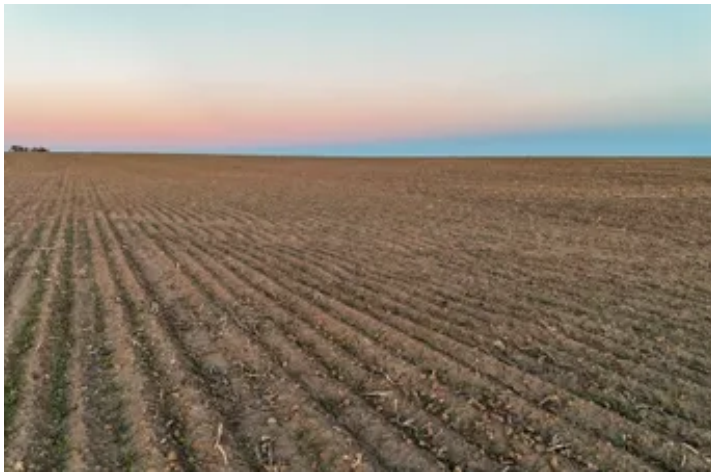
David & Julie Dirks Retirement Land Auction Parcel #2
TBD County Road 2
Amherst, CO 80721

173.8± Acres
Phillips County



MORE INFO ONLINE:

greatplainslandcompany.com

SUMMARY

Address
TBD County Road 2

City, State Zip
Amherst, CO 80721

County
Phillips County

Type
Farms, Hunting Land, Recreational Land

Latitude / Longitude
40.7492 / -102.1276

Acreage
173.8

Property Website
https://greatplainslandcompany.com/detail/david-julie-dirks-retirement-land-auction-parcel-2/phillips/colorado/96237/

PROPERTY DESCRIPTION

David & Julie Dirks Retirement Land Auction Parcel #2 - 173.8 Acres (Irrigated Cropland)

February 18th, 2026 @ 10:30am (Live, Online, & Phone Bidding) Phillips County Event Center in the Biesemeier Room - 22505 US-385, Holyoke CO 80734

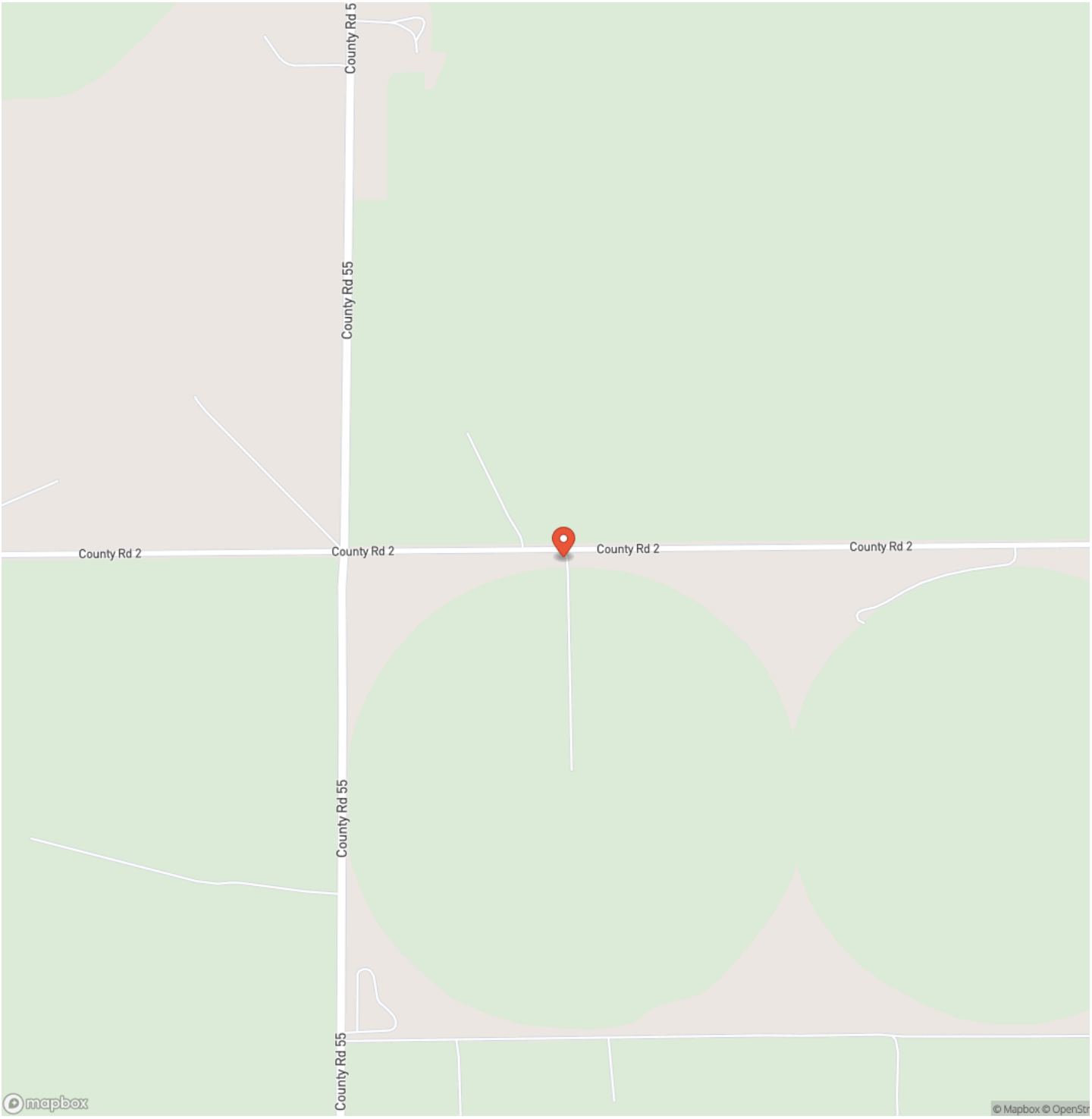
Tract #2 consists of irrigated cropland with good road access and recreational opportunities. This parcel is turn-key ready for the farmer who is looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Haxtun sandy loam, 0 to 3 percent slopes Class 3c soil the parcel has good proven crop yield history. Crops grown on the property and in the area include Wheat, Milo, Millet, and Corn. Immediate possession upon earnest money deposit. The irrigation pivot is supplied by Well Permit #15333 and had a recent well measurement verification on 6/23/2025 that showed an average of 618.3 GPM. FSA base acres consist of 126.2 Corn with a PLC Yield of 126. There are a few acres scattered trees found towards the edges of the property that offer excellent cover local wildlife. In addition, there are 15.62 acres of the pivot corners that have been enrolled in CRP paying $692 annually until 2033 offering great return and habitat for upland birds. Several pheasants were seen on the property while taking listing pictures. Wildlife frequently found on the property and in the area includes deer, antelope, upland birds, and small game. Seller's Owned Mineral Rights to be Included. with the surface. Give us a call today for information or to register to bid on this exceptional opportunity.

Driving Instructions Tract #2 - From Holyoke, CO take Paved Highway 23 approximately 12 miles northeast until you reach County Road 55 then turn left (north) for approximately 3 miles until you reach the northwest corner of the property.

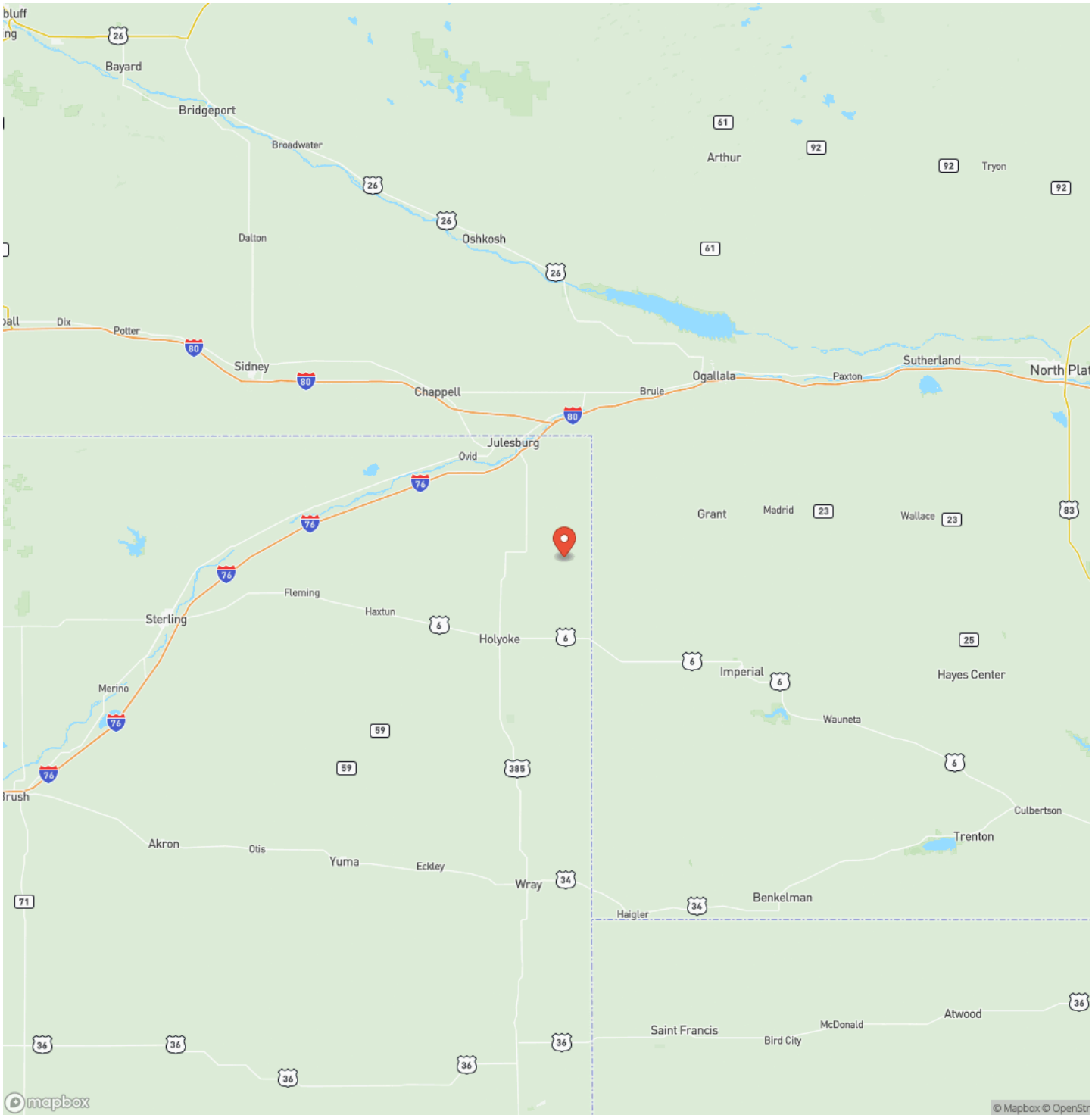
Additional Information: See the attached FSA paperwork for additional information.

Acreage counts are believed to be accurate but have not been verified by a professional survey and were taken from the county assessor's records. Crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis

Locator Map


County Rd 5
County Rd 55
County Rd 2
County Rd 2
County Rd 2
County Rd 2
County Rd 55
County Rd 55
mapbox
© Mapbox © OpenStr

Locator Map


Bayard
Bridgeport
Broadwater
Arthur
Tryon
Dalton
Oshkosh
Dix
Potter
Sidney
Chappell
Ogallala
Brule
Paxton
Sutherland
Julesburg
Ovid
Grant
Madrid
Wallace
Fleming
Haxtun
Sterling
Holyoke
Imperial
Hayes Center
Merino
Wauneta
Culbertson
Trenton
Akron
Otis
Yuma
Eckley
Wray
Benkelman
Haigler
Saint Francis
Bird City
McDonald
Atwood
mapbox
© Mapbox © OpenStr

Satellite Map

LISTING REPRESENTATIVE

For more information contact:

Representative
Daniel Hunning

Mobile
(970) 227-1230

Office
(308) 524-9320

Email
daniel@greatplains.land

Address

City / State / Zip
Merino, CO 80741

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com