

# JID IRRIGATED FARM

SEDGWICK COUNTY, COLORADO

UPDATED



145±  
TOTAL ACRES

SEDGWICK COUNTY, CO



*Irrigated farm near Ovid, CO with pivot & flood acres, improvements & water rights.*

## For More Information:

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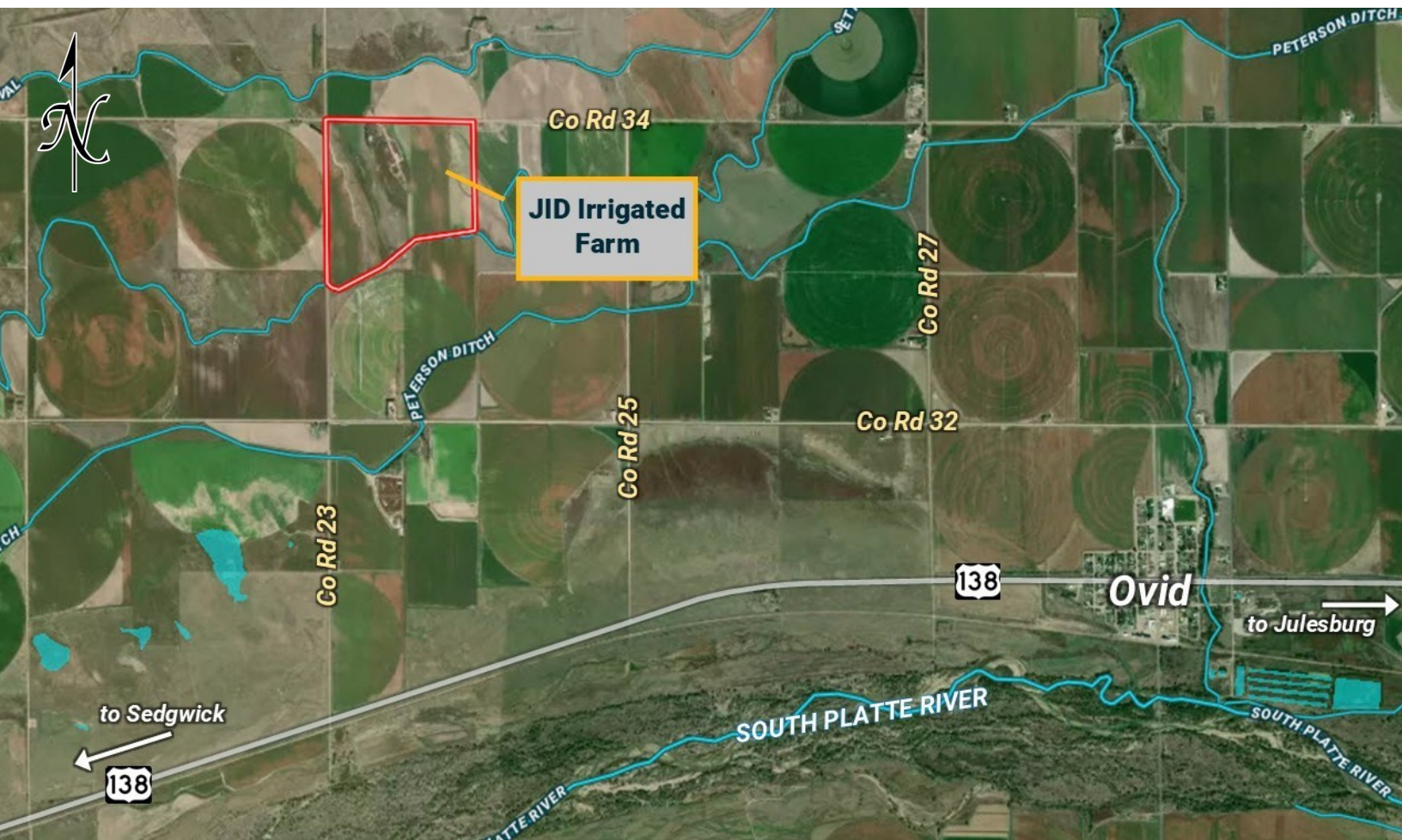
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# Location Map + Photos



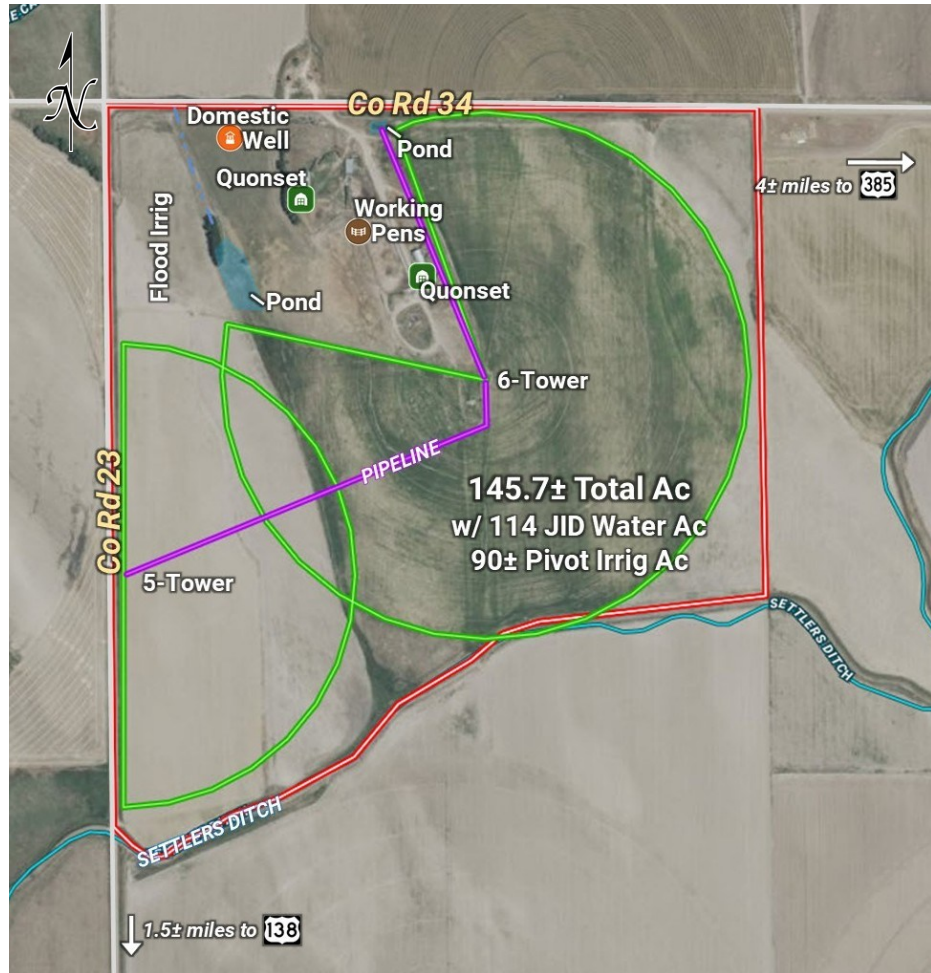


# Property Description – Aerial Map – Photos

Dependable water rights and approximately 90± acres under two newer Reinke pivots, with additional acres flood irrigated, this farm provides an income-producing opportunity with flexibility for livestock, hay, or row crops. Two existing Quonsets, corrals, and feed bunk have great potential for a farm headquarters or rural homesite. A domestic well and seasonal pond further enhance the usability and lifestyle appeal.

- Sedgwick County, CO
- Located 3± miles northwest of Ovid, CO  
OR 6± miles northeast of Sedgwick, CO
- Co Rd 34 (north boundary); Co Rd 23 (west boundary)
- 145.7± total assessed acres
- 114 acres Julesburg Irrigation District water
- 90± acres irrigated under 2 newer Reinke pivots; some flood irrigated acres as well
- Includes 2 Quonsets, corrals, feed bunk (needs work)
- Domestic well & pond
- Great homesite or headquarters potential
- Seller to convey all OWNED mineral rights
- Possession negotiated depending on time of year property sells
- **LEGAL:** W2 Sec 36, lying N of Settlers Ditch, T12N-R46W
- **R/E Taxes:** \$1,598.22± (2024)
- **JID Assessment:** \$3,078.00

**NEW PRICE: \$740,000**





## The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

**956,846**

total acres sold

**19,034**

auction attendees

**441**

successful auctions



### What's inside:

#### JID IRRIGATED FARM

Sedgwick County, CO

145± total acres

ASKING: \$790,000



# JID Irrigated Farm

145± Total Acres | Sedgwick

**UPDATED**



Located 3± miles northwest of Ovid, Colorado, this 145.7± acre irrigated farm offers an ideal blend of irrigated production, existing improvements, and future potential in Sedgwick County.