

SEDGWICK
COUNTY
COLORADO

648

Total Acres M/L

FARMLAND AVAILABLE

Listing #19584 | Listing #19646 | Listing #19647



BEN GARDINER | 970.520.4871 | Ben.Gardiner@PeoplesCompany.com | CO LIC EA.100077438

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Peoples Company is honored to represent the Walter Estate in the sale of their Sedgwick County, Colorado property. Held by the same family for more than a century, this offering presents a rare opportunity to acquire a long-held asset in northeastern Colorado. There is a total of 648± acres of dry cropland being offered in three contiguous tracts. According to PRISM climate data, this area receives approximately 18 inches of annual precipitation.

The farm will be offered in the following tracts:

Tract 1: 328± acres - corn for 2026. Asking Price: \$625,000

Tract 2: 158± acres - wheat stubble. Asking Price: \$308,000

Tract 3: 162± acres - wheat stubble. Asking Price: \$308,000

Whether you are looking to expand an existing operation, secure quality dryland acreage, or make a long-term agricultural investment, this property presents a rare opportunity to acquire productive cropland in northeastern Colorado.

TRACT DESCRIPTION

LISTING #19854 | TRACT 1 | 328 ACRES M/L

Tract 1 comprises 328± acres and is nearly 100% tillable (only 325 assessed acres). This tract is conveniently accessed from County Road 18 and County Road 21.5 and has historically been utilized in a corn, wheat, and sorghum rotation. The farm is currently in corn for 2026; buyer will have possession upon completion/harvest of the current corn crop.



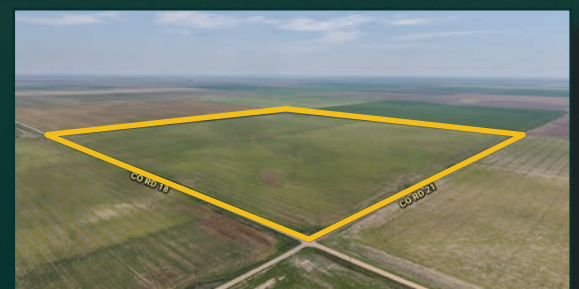
LISTING #19686 | TRACT 2 | 158 ACRES M/L

Tract 2 comprises 158± assessed acres with 157.34± tillable acres. This tract is conveniently accessed from County Road 18 and County Road 21 and has historically been utilized in a corn, wheat, and sorghum rotation. The farm is currently in wheat stubble and has been recently sprayed following harvest for weed control. The tenant is relinquishing possession, providing buyers the opportunity to have possession upon closing.



LISTING #19687 | TRACT 3 | 162 ACRES M/L

Tract 3 comprises 162.3± assessed acres with 161± tillable acres. This tract is conveniently accessed from County Road 18 and County Road 21 and has historically been utilized in a corn, wheat, and sorghum rotation. The farm is currently in wheat stubble and has been recently sprayed following harvest for weed control. The tenant is relinquishing possession, providing buyers the opportunity to have possession upon closing.





DIRECTIONS

From Sedgwick: Take CO Highway 59 south for 5 miles to County Road 18; left (east) on Co Rd 18 for 3 miles to the property.



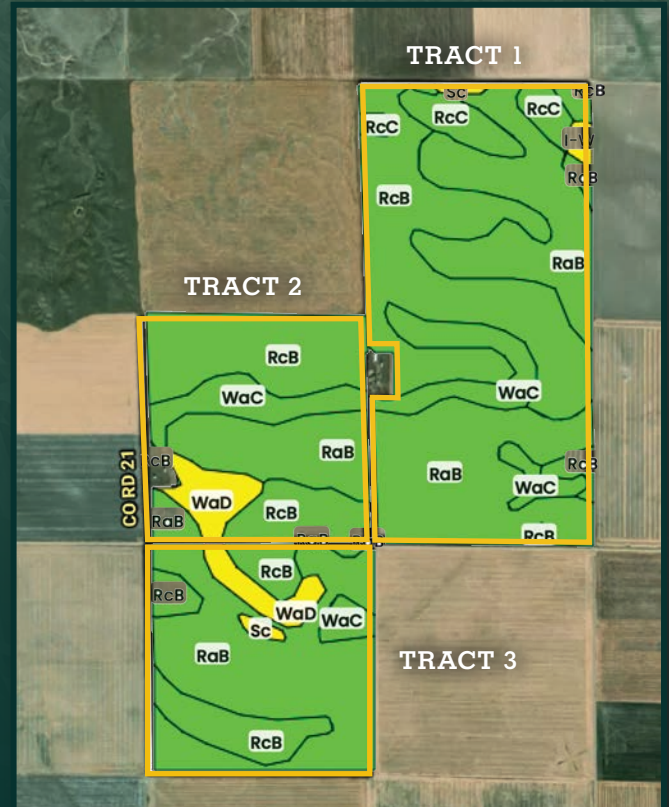
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TILLABLE SOILS

Code	Description	Acres	% of Field	NCCPI
RaB	● Rago and kuma silt loams	153.71	46.86%	42
RcB	● Richfield loam	117.52	35.83%	40
WaC	● Wages gravelly loam	30.29	9.23%	35
RcC	● Richfield loam	22.08	6.73%	40
I-W	● Intermittent water	3.02	0.92%	-
Sc	● Scott silt loam	1.38	0.42%	19
			Average	40.4

Code	Description	Acres	% of Field	NCCPI
RcB	● Richfield loam	75.43	47.94%	40
RaB	● Rago and kuma silt loams	46.12	29.31%	42
WaC	● Wages gravelly loam	20.91	13.29%	35
WaD	● Wages gravelly loam	14.87	9.45%	35
			Average	39.4

Code	Description	Acres	% of Field	NCCPI
RaB	● Rago and kuma silt loams	104.79	65.11%	42
RcB	● Richfield loam	36.49	22.67%	40
WaD	● Wages gravelly loam	11.74	7.29%	35
WaC	● Wages gravelly loam	5.92	3.68%	35
Sc	● Scott silt loam	2.01	1.25%	19
			Average	40.5



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