

Logan County Colorado

ONLINE ONLY FARMLAND AUCTION

Listing #19831

234 Acres M/L

THE BIDDING IS CURRENTLY LIVE AND REMAINS OPEN UNTIL

TUESDAY, DECEMBER 1, 2026 AT 2:00 PM

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PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

ONLINE ONLY FARMLAND AUCTION

Logan County, Colorado Online Only Auction – BIDDING IS CURRENTLY LIVE and set to conclude on Tuesday, December 1, 2026, at 2:00 PM (MT)!

Peoples Company is honored to represent the sale of this productive irrigated farmland near Atwood, Colorado, that has been in the same family for nearly 100 years! Situated just west of Atwood, CO in the heart of Logan County's established agricultural region, this farm is surrounded by feedlots, dairies, livestock operations, and nearby ethanol production, providing convenient access to established agricultural markets and infrastructure.

Tract 1 features a 234-acre m/l irrigated farm with 220.65 FSA cropland acres and dependable, diversified water rights! The property is equipped with two Zimmatic center-pivot irrigation systems, irrigating approximately 180± acres, with additional acreage suitable for gravity irrigation. Irrigation supply includes 12 shares of The Farmers Pawnee Canal Company, 80 acre-rights within the Logan Irrigation District, and two augmented irrigation wells (Pawnee Well Users), providing multiple sources of water to support the farming operation. Predominant soil types include Satanta loam and Nunn clay loam, both carrying Class 2 capability rating.

A functional farmstead located at 15333 County Road 16.5, Atwood, Colorado, adds another dimension to the property with the potential to generate supplemental rental income. Improvements include a 1,500-square-foot, 1½-story home with four bedrooms and one bathroom, offering potential as a rental residence, employee housing, or owner-occupied home. A 2,400 square-foot metal-framed shop with a concrete floor provides valuable space for equipment storage, maintenance, or other agricultural uses.

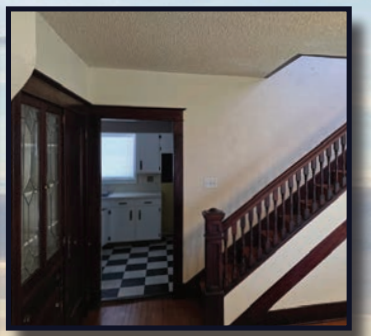
Tract 2 is 1 share of Morgan-Prewitt Reservoir Company. This share represents a proportional ownership interest in storage rights of Prewitt Reservoir.

This offering presents an attractive opportunity for an existing producer looking to expand, an owner-operator seeking an improved farm, or an agricultural investor.









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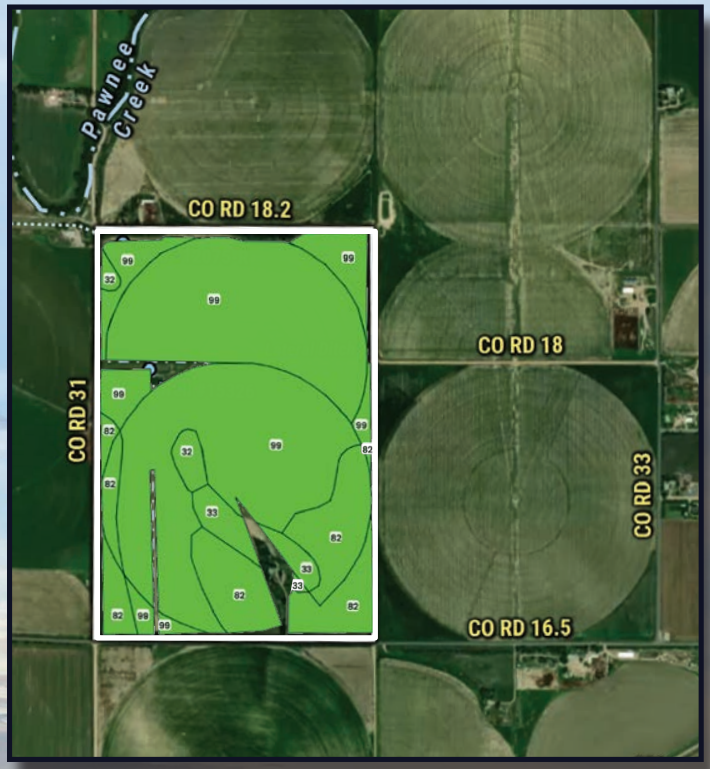
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Tillable Soils Map

Code	Soil Description	Acres	% of Field	Class (Irr)
99	Satanta loam	144.24	76.94%	2
82	Nunn clay loam	30.76	16.41%	2
33	Haverson loam	8.00	4.27%	3
32	Haverson loam	4.46	2.38%	2





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