



**4,600± Acres**  
**Cheyenne County, Colorado**  
**Land For Sale**



**SELLER: CHEYENNE COUNTY FARM LLC**

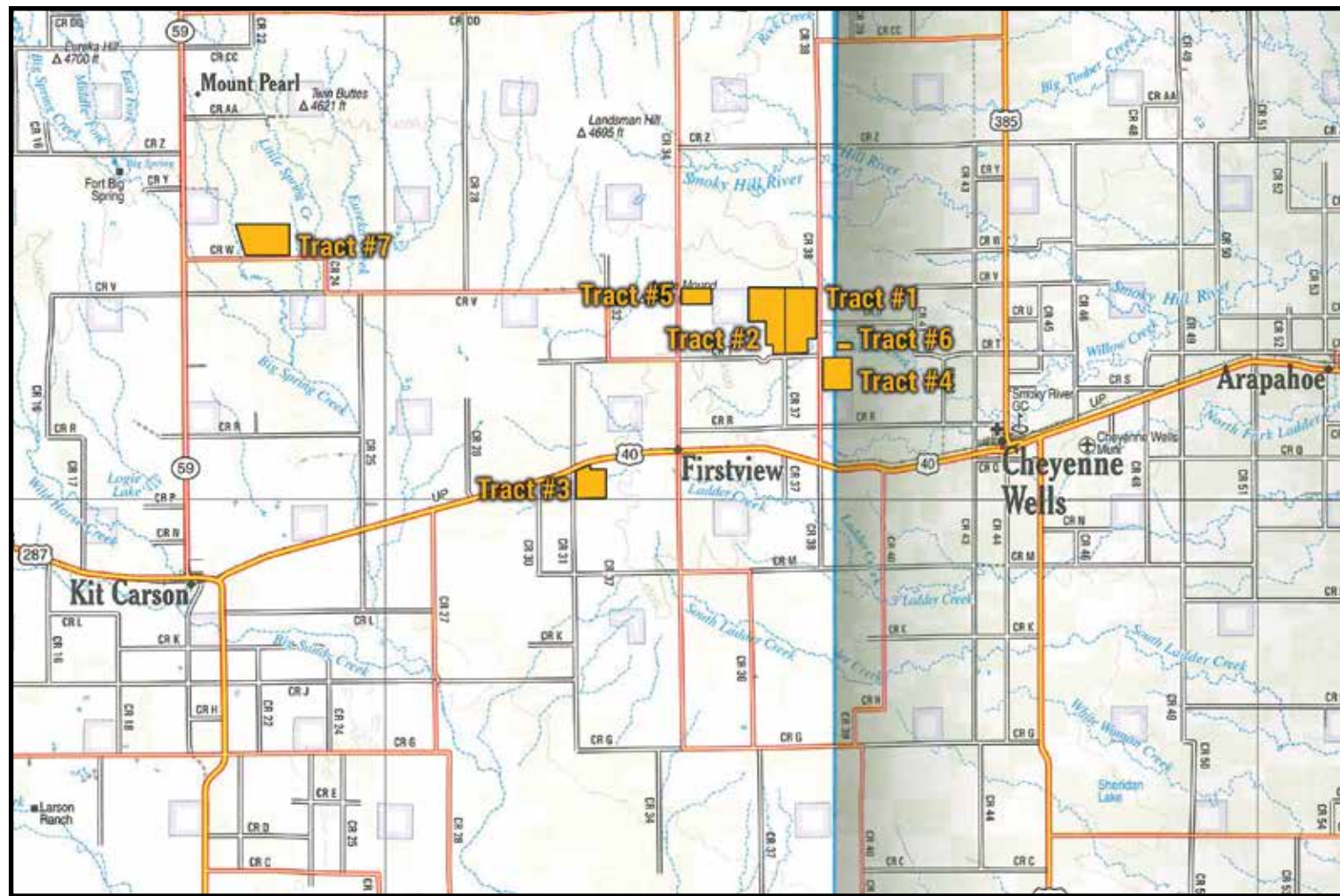
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## Tract #1: 1,174.66± Acres

**Legal:** 525.36 Acres All 5-14S-45W Less 70 Acre Tract in SE/4 of SE/4, 649.30 Acres All 32-13S-45W

**Description:** This large tract of ground contains approximately 1,174.66 total acres with approximately 1,054.66 acres of that being dry land farm ground and approximately 120 acres of pivot irrigated farm ground. Included in the sale is an electric 7 Tower Rain Cat Center Pivot. The pivot is functional and has had recent updates such as a new sprinkler pack and there is a freshly rebuilt well making irrigation seamless! The farm is permitted for more irrigated acres than currently used, enabling increased production in the future. This farm is currently planted to corn and has a history of wheat, milo, and sunflowers. This property has great access off County Road 38. Call for details!

**Directions:** From Cheyenne Wells, CO, take Highway 40 west 6 miles then turn north onto County Road 38 for 4 miles. The Farms lie northwest of the Junction of County Road 38 and County Road U.

## Tract #2: 913.95± Acres

**Legal:** 642.77 Acres All 31-13S-45W, 271.18 Acres E/2 Less 35 Acre Tract in SW/4 of SE/4 of 6-14S-43W

**Description:** This large tract of income producing ground contains approximately 913.95 acres of mostly flat dry land farm ground. This farm would make an excellent addition to your farming operation. This farm is currently planted to corn and history of wheat, milo, and sunflowers as-well. Call for details!

**Directions:** From Cheyenne Wells, CO, take Highway 40 west 6 miles, then turn north onto County Road 38 for approximately 4 miles. Turn west on County Road T for 1 mile, the farm lies northwest of the junction of County Road T and County Road 37.

## Tract #3: 638.70± Acres

**Legal:** All 29-14S-46W, 629.87 Acres

**Description:** This large tract of income producing ground contains approximately 638.70 acres of dry land farm ground. With great access from highway 40. This farm is permitted for 160 irrigated acres allowing for irrigation to be a possibility in the future. This farm is currently planted to corn and has a history of wheat, milo, and sunflowers as-well. Call for details!

**Directions:** From Cheyenne Wells, CO, travel 14 miles west on Highway 40, then turn south on County Road 31, the farm lies southeast of the Junction of Highway 40 and County Road 31.

## Tract #4: 638.70± Acres

**Legal:** All 9-14S-45W, 638.70 Acres

**Description:** This tract of farm ground contains approximately 638.70 acres of dryland farm ground. It has great access off county Road 38. The Farm is currently planted to corn but has a history of wheat, milo, and sunflowers as-well. This farm has great access. Call for details!

**Directions:** From Cheyenne Wells, CO, take Highway 40 west 6 miles, then turn north onto County Road 38 for 2.5 Miles. The farm lies southeast of the junction of County Road 38 and County Road T.

## Tract #5: 324.22± Acres

**Legal:** N/2 of 35-13S-46W, 324.22 Acres

**Description:** This tract of farm ground contains approximately 324.22 acres of drylands farm ground. With great access off county road 34. This farm is currently planted to corn with a history of wheat, milo and sunflowers as-well. Call for details!

**Directions:** From Cheyenne Wells, CO, take Highway 40 west 10 miles, then turn north onto County Road 34 for 4 miles. The farm lies on the east side of County Road 34.

## Tract #6: 74.15± Acres

**Legal:** N/2 of the SE/4 of 4-14S-45W, 74.15 Acres

**Description:** This dryland tract of farm ground contains approximately 74.14 acres. This farm was last planted to wheat but also has a history of corn, milo, and sunflowers. This would be a nice addition to your operation. Call for details!

**Directions:** From Cheyenne Wells, CO, take Highway 40 west 6 miles, then turn north onto County Road 38 for 4 miles. Then turn east (Right) for 3/4 of a mile on County Road U. There is a dirt road on the south side of County Road U. (You will see a land for sale sign with an arrow) Follow the Road 1/2 mile south to the farm.

## Tract #7: 877.28± Acres

**Legal:** All 23-13S-48W, 877.28 Acres

**Description:** Here is your chance to purchase a dry land tract containing approximately 877.28 acres. This farm has great access. The farm is currently planted to corn and has a history of wheat, milo, and sunflowers.

**Directions:** From Kit Carson, CO, take State Highway 59 north 9 miles, then turn east on County Road W and travel 3 miles, the farm is on the north side of the road.

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## IRRIGATED & DRYLAND GROUND 4,600± ACRES CHEYENNE COUNTY, CO **LAND FOR SALE**



**Seller: Cheyenne County Farm LLC**

**Contact Your Listing Agents**

**Ron Stock 402.649.3705 | Curtis Romero 970.305.7268**

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