

BESSEMER FARM

St. James
SPORTING PROPERTIES

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855-711-7577 | info@sjsportingproperties.com



BESSEMER FARM

AVONDALE, CO | \$2,500,000 | 623± ACRES

Bessemer Farm is productive and fertile farm ground capable of growing a variety of crops with good yields, along with irrigation rights and great access. The farm is located adjacent to Avondale, Colorado and has access off three sides from highways and county roads. The productive agricultural soil has 203.2 acres under two newly installed center-pivot irrigation systems, ensuring efficient watering and maximized crop yields. The remaining acres are flood irrigated, by ditch, and gated pipe systems, providing versatility and flexibility for a wide range of crop cultivation. A bonus to this property is the tremendous number of geese in the area during the fall migration along the Central Flyway.

With fertile soil and versatile irrigation systems in place, this property can produce crops ranging from row crops to seasonal vegetables, showcasing its diverse agricultural potential. With well-established water rights and reliable irrigation infrastructure, Bessemer Farm is a turnkey operation for those seeking immediate profitability and sustainability in their farming practices.

Located just minutes from Avondale, where you will find essential amenities and utilities, the property offers both functionality and potential for future development. One of its unique features is the possibility of subdividing the property into ranchettes, providing opportunities for expansion or investment in rural homesites while maintaining its agricultural focus.

Whether you're a seasoned farmer looking to expand operations or an investor seeking valuable land with high agricultural potential, this expansive property checks all the boxes. It offers prime land and established irrigation systems, making it an ideal spot for any agricultural endeavor.



CORN AVG. 225 BUSHEL // ALFALFA AVG. 7-8 TON PER YEAR



PROPERTY ATTRIBUTES

- 623± deeded acres
- 626.6 leased shares of Bessemer Irrigation Ditch Co.
- Two irrigation wells (one working, one non-working)
- Currently planted with corn (avg 225 bushel), alfalfa (avg 7-8 ton/year), pinto beans, and sorghum.
- Fertile ground can also produce Pueblo chiles, cabbage, alfalfa, wheat, sweet corn, field corn, onions, pinto beans, watermelons, pumpkins, and much more.
- Contiguously positioned between a highway on one side and county roads bordering the other two sides, providing excellent access from multiple directions.
- No Conservation Easements
- Winter cattle grazing opportunities
- Potential for development into smaller ranchettes



REINKE CENTER PIVOT- FULL CIRCLE & HALF CIRCLE [2023]



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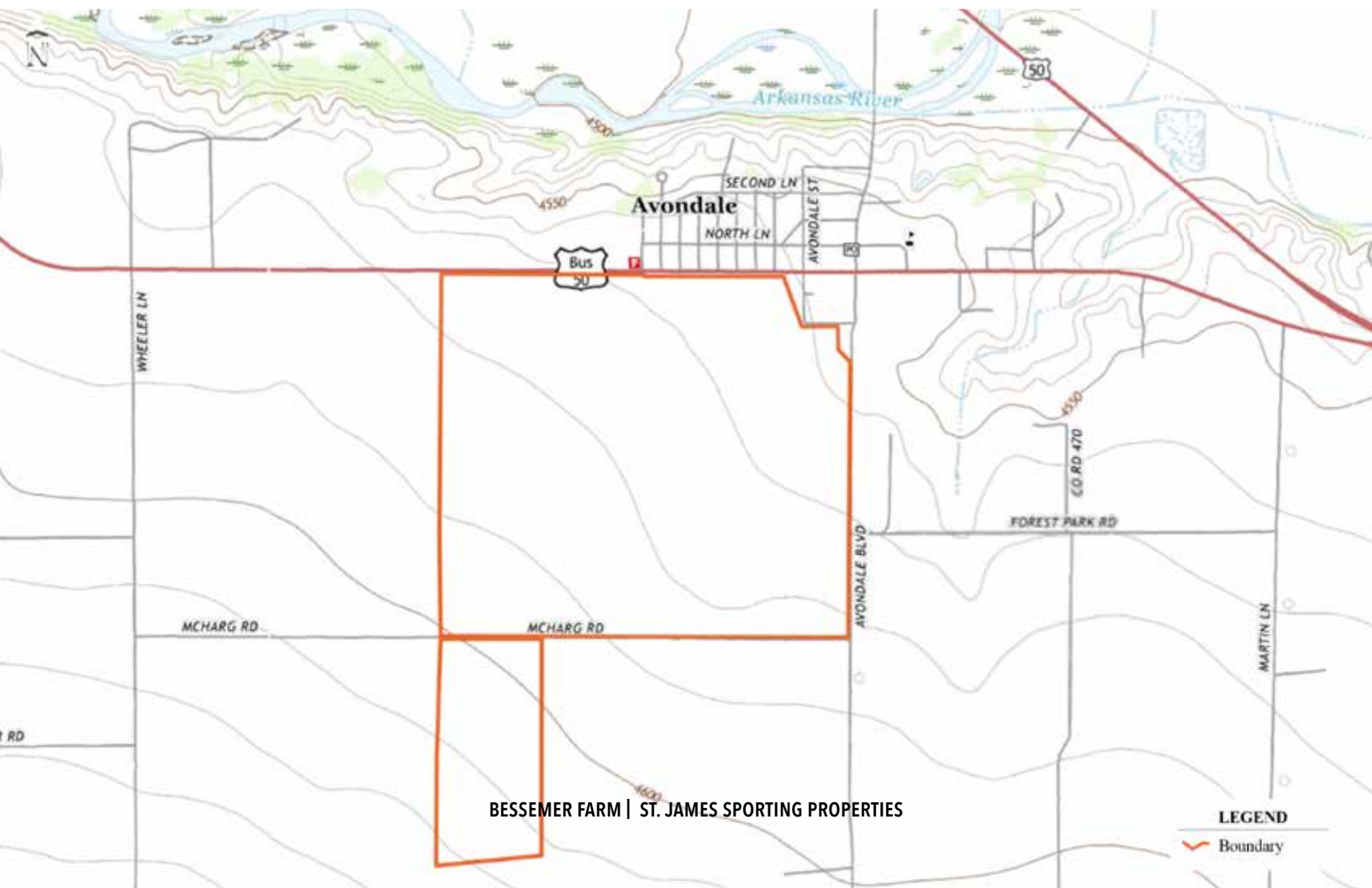
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TURN-KEY FARM GROUND







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LOCALE

- 1 minute (1 mile) from Avondale, Colorado
 - Gas, Groceries, Restaurants, Rural Homesites, Schools
- 20 minutes (14 miles) from Pueblo, Colorado
 - Supplies, Hardware Store, Mechanics, Restaurants, Groceries, Gas
- 13 minutes (11 miles) from Pueblo Memorial Airport
- 54 minutes (56 miles) from Colorado Springs, Colorado
- 58 minutes (57 miles) from Colorado Springs Airport
- 1 hour 39 minutes (127 miles) from Denver, Colorado
- 2 hours 27 minutes (142 miles) from Denver International Airport

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