

Spady Farm
CR 16 Las Animas
Las Animas, CO 81054

\$2,000,000
484± Acres
Bent County



Spady Farm
Las Animas, CO / Bent County

SUMMARY

Address

CR 16 Las Animas

City, State Zip

Las Animas, CO 81054

County

Bent County

Type

Farms, Hunting Land

Latitude / Longitude

38.10923 / -103.12516

Taxes (Annually)

6947

Dwelling Square Feet

1016

Acreage

484

Price

\$2,000,000

Property Website

<https://greatplainslandcompany.com/detail/spady-farm-bent-colorado/48168/>



PROPERTY DESCRIPTION

Multi-Generational Farm Ready For Operation

- 792 shares Fort Lyon Canal Water
- 484 acres
- 419 tillable

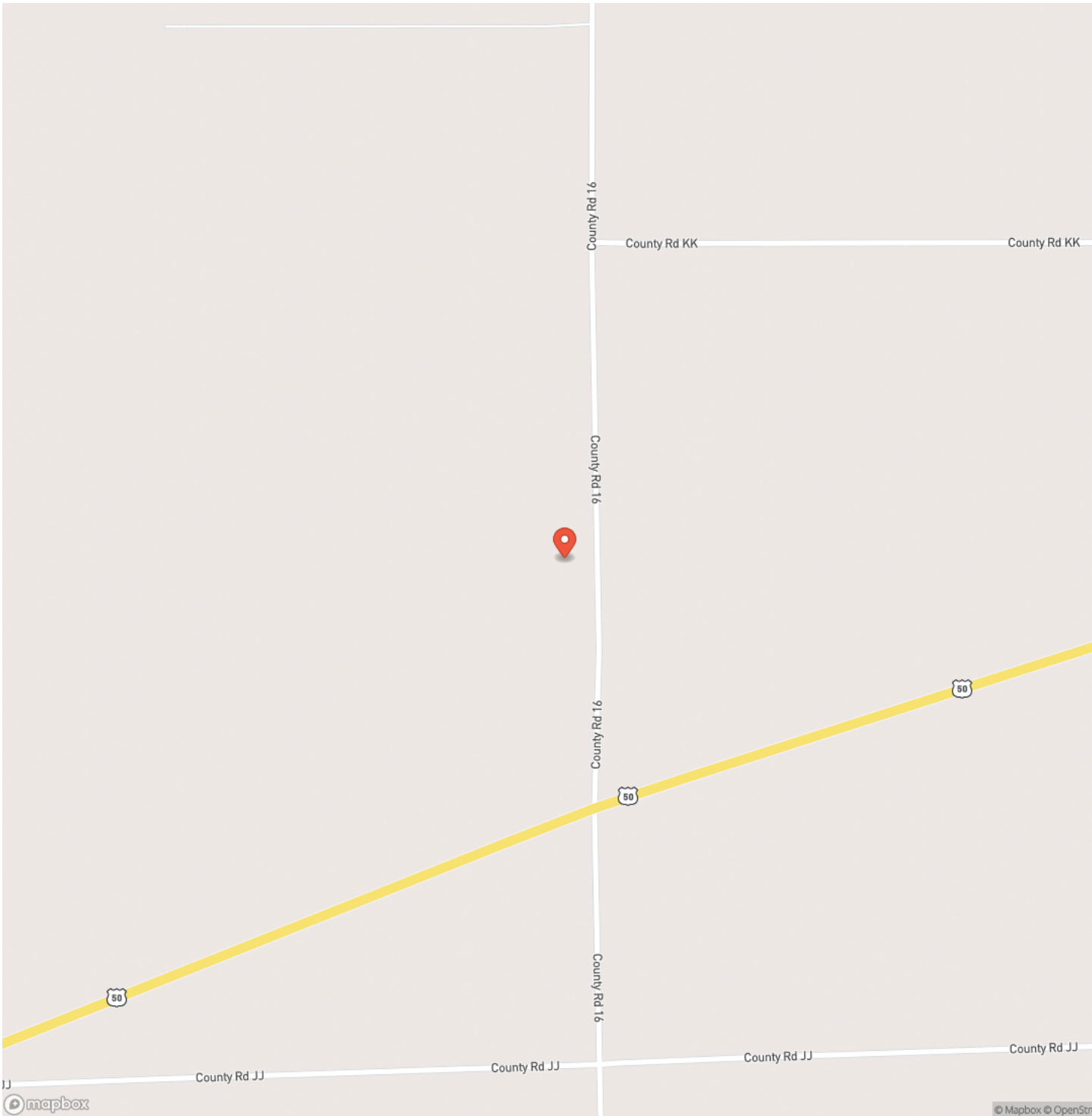
Spring is around the corner, and this farm is priced to sell before next years crops are planted! This farm ground has been owned and operated by the same family for multiple generations, and it is ready to continue the deep roots of farming along the Arkansas River. Located along County Road 16 and US Hwy 50 stretches 505 acres (419 acres of tillable ground) and includes 792 shares of the Fort Lyon Canal Company ditch water. This is equivalent to 1.8 shares per acre, which is enough to produce high yields of corn, alfalfa, sorghum, milo, or wheat. All fields are flood irrigated with a combination of open dirt ditch, cement ditch, and gated pipe. Approximately 140 acres of established alfalfa. Fort Lyon Canal water comes into the ditch March 15th and leaves November 15th. In the 2023 farm year there were 25 (48 hour) runs.

This property also includes a 1,016 square foot farm house that would make a nice home for hired farm labor, or an onsite land owner home.

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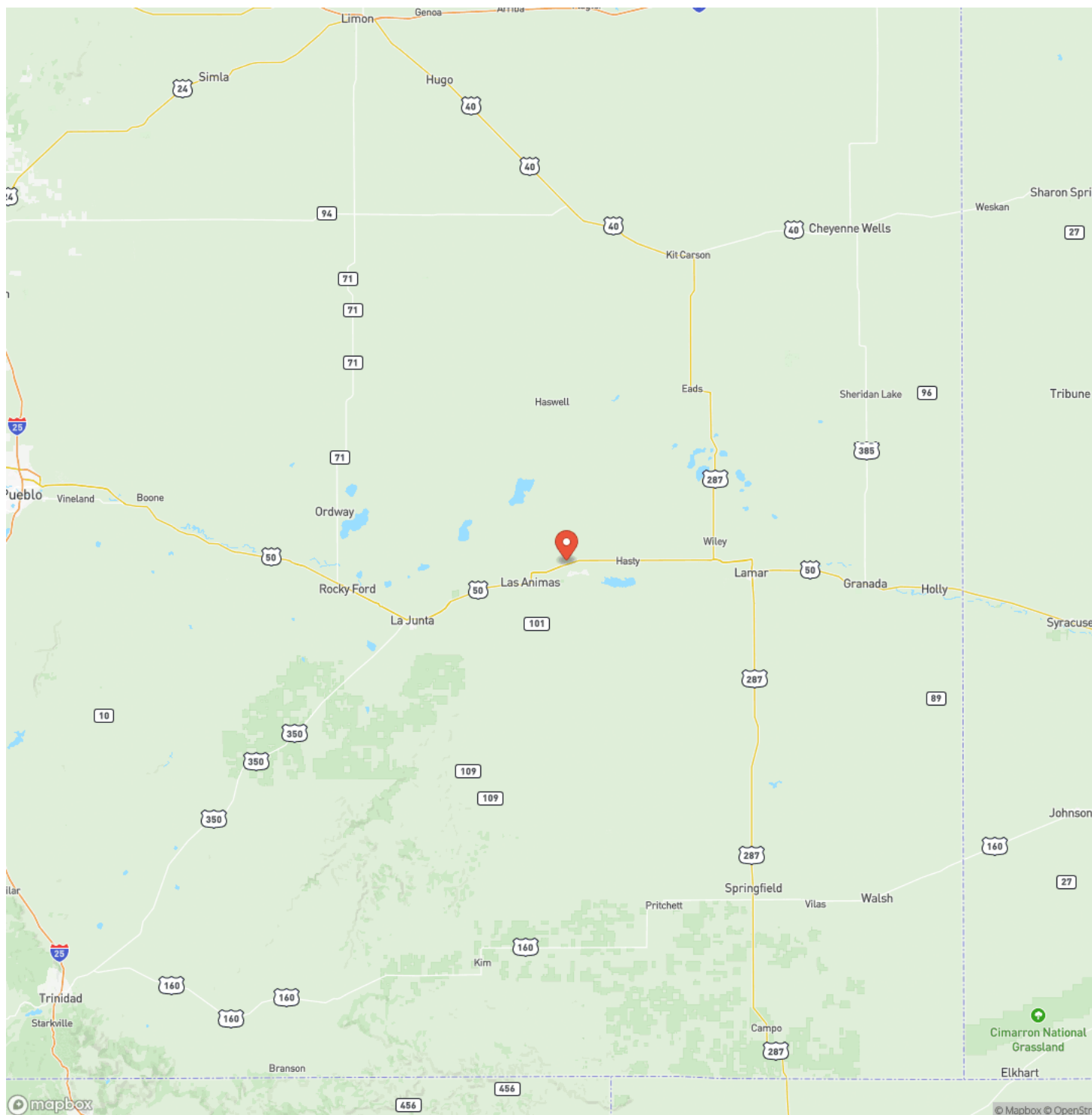
Locator Map



MORE INFO ONLINE:

greatplainslandcompany.com

Locator Map



GREAT PLAINS

LAND Co

Satellite Map



Spady Farm
Las Animas, CO / Bent County

LISTING REPRESENTATIVE

For more information contact:



Representative

Beth Howe

Mobile

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Email

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Address

City / State / Zip

La Junta, CO 81050

NOTES

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MORE INFO ONLINE:

greatplainslandcompany.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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GREAT PLAINS

LAND CO.

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