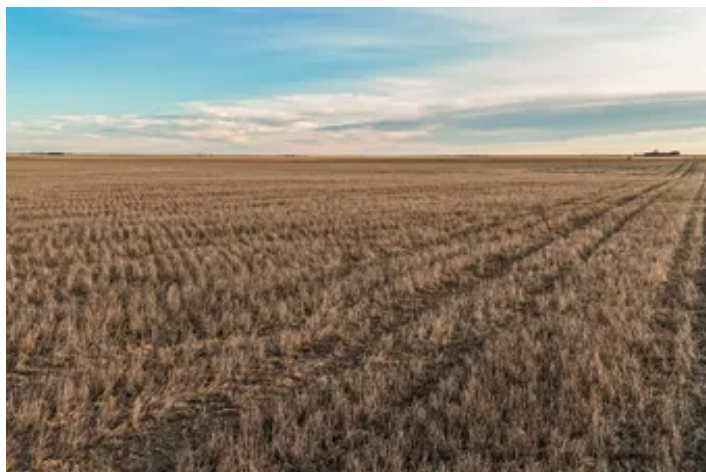
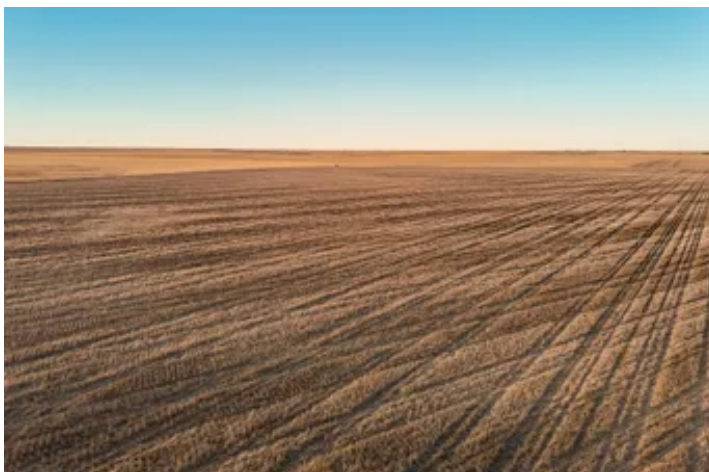
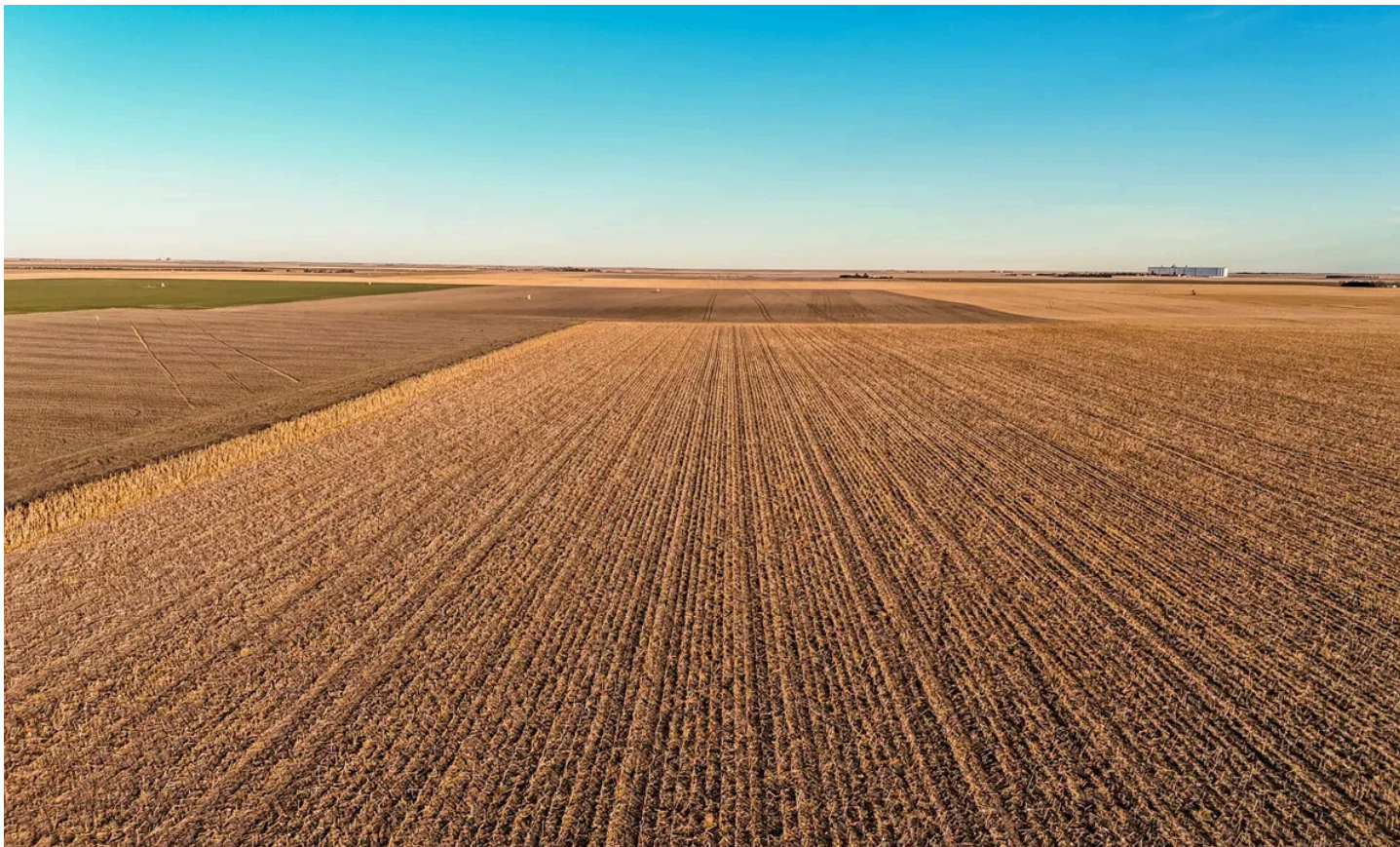


David & Julie Dirks Retirement Land Auction Parcel #1
TBD Road 47
Amherst, CO 80721

209± Acres
Phillips County



David & Julie Dirks Retirement Land Auction Parcel #1
Amherst, CO / Phillips County

SUMMARY

Address

TBD Road 47

City, State Zip

Amherst, CO 80721

County

Phillips County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

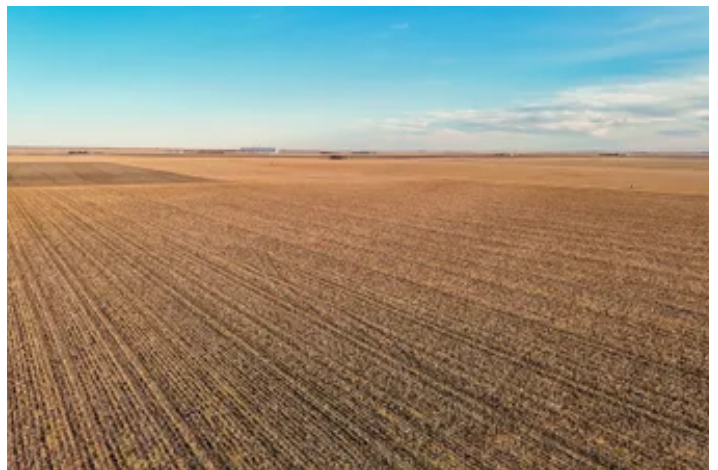
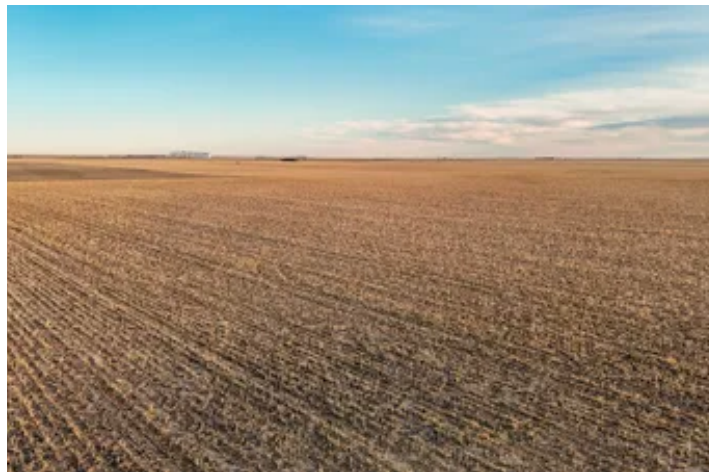
40.699 / -102.2213

Acreage

209

Property Website

<https://greatplainslandcompany.com/detail/david-julie-dirks-retirement-land-auction-parcel-1-phillips-colorado/96170/>



David & Julie Dirks Retirement Land Auction Parcel #1 Amherst, CO / Phillips County

PROPERTY DESCRIPTION

David & Julie Dirks Retirement Land Auction Parcel #1 - 209 Acres (Dryland Cropland)

February 18th, 2026 @ 10:30am (Live, Online, & Phone Bidding) Phillips County Event Center in the Biesemeier Room - 22505 US-385, Holyoke CO 80734

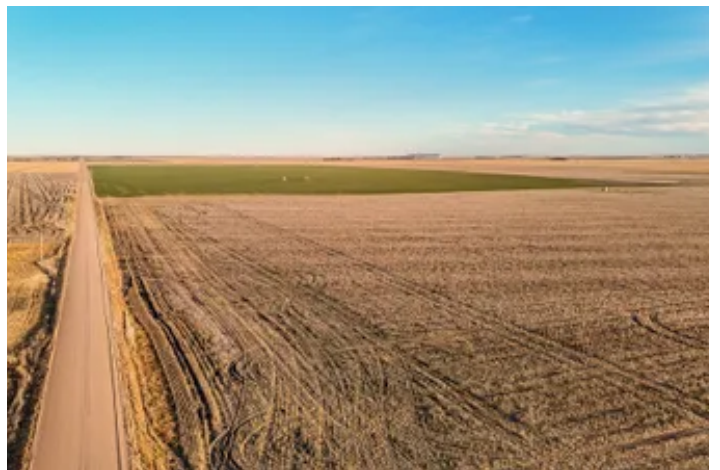
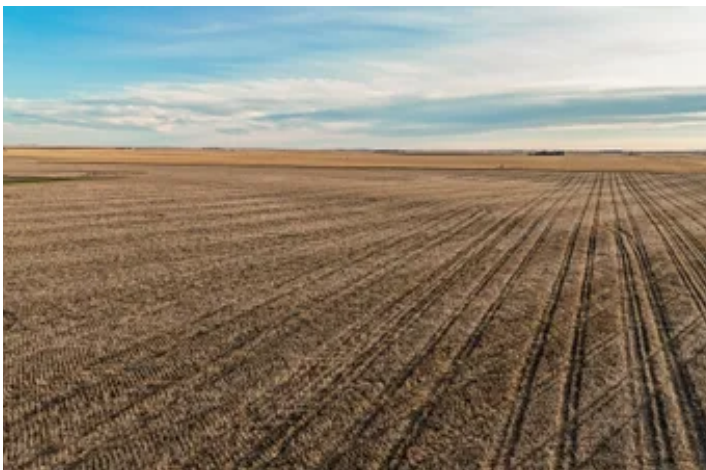
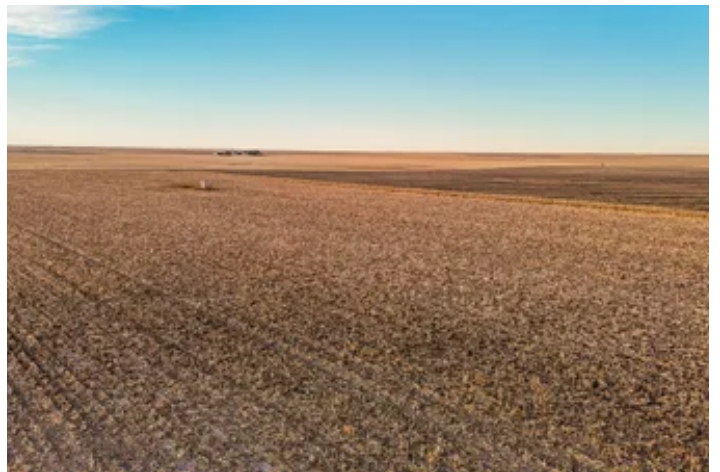
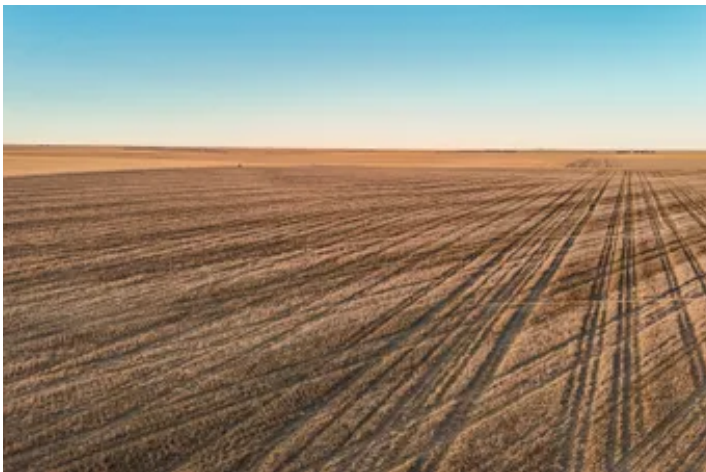
Tract #1 consists of quality dryland cropland with good road access and is located in a great farming area. This parcel is turn-key ready for the farmer who is looking to add to an existing operation or an investor looking to add to their portfolio. Consisting of mostly Kuma Loam Class (2c) soil, the parcel has good proven crop yield history. Crops grown on the property and in the area include Wheat, Milo, Millet, and Corn. The growing wheat crop on the property is included with immediate possession upon earnest money deposit. FSA base acres consist of 97.03 Wheat with a PLC Yield of 37 and 44.45 Corn with a PLC Yield of 126. Wildlife frequently found on the property and in the area includes deer, antelope, upland birds, and small game. Good county road frontage provides easy access and is only a short distance to local grain elevators. Seller to retain Owned Mineral Rights (if any). Give us a call today for information or to register to bid on this exceptional opportunity.

Driving Instructions Tract #1 - From Holyoke, CO take Paved Highway 385 approximately 8 miles north until you reach County Road 38 then turn right (east) for 4 miles until you reach the northwest corner of the property.

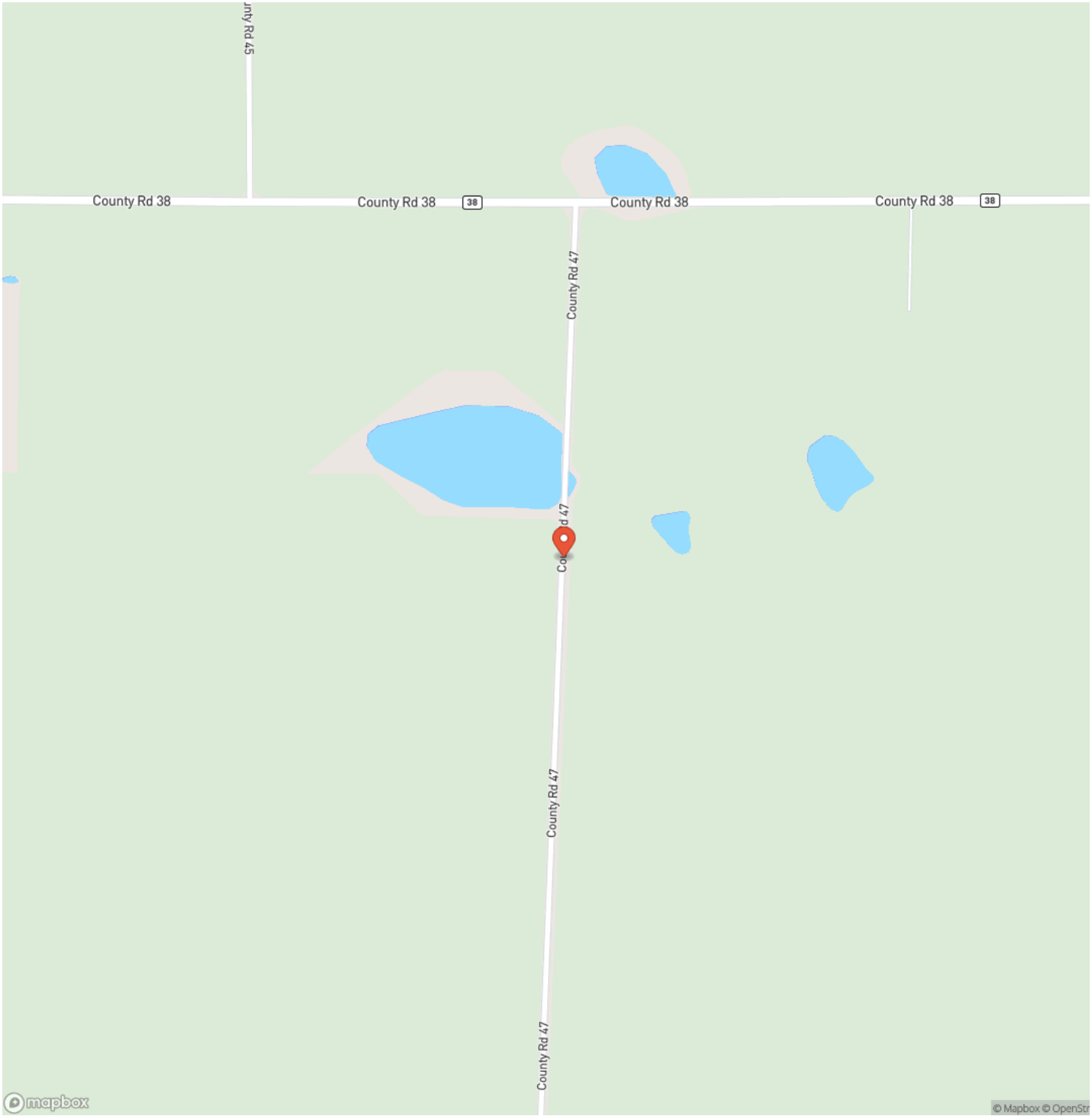
Additional Information: See the attached FSA paperwork for additional information.

Acreage counts are believed to be accurate but have not been verified by a professional survey and were taken from the county assessor's records. Crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis

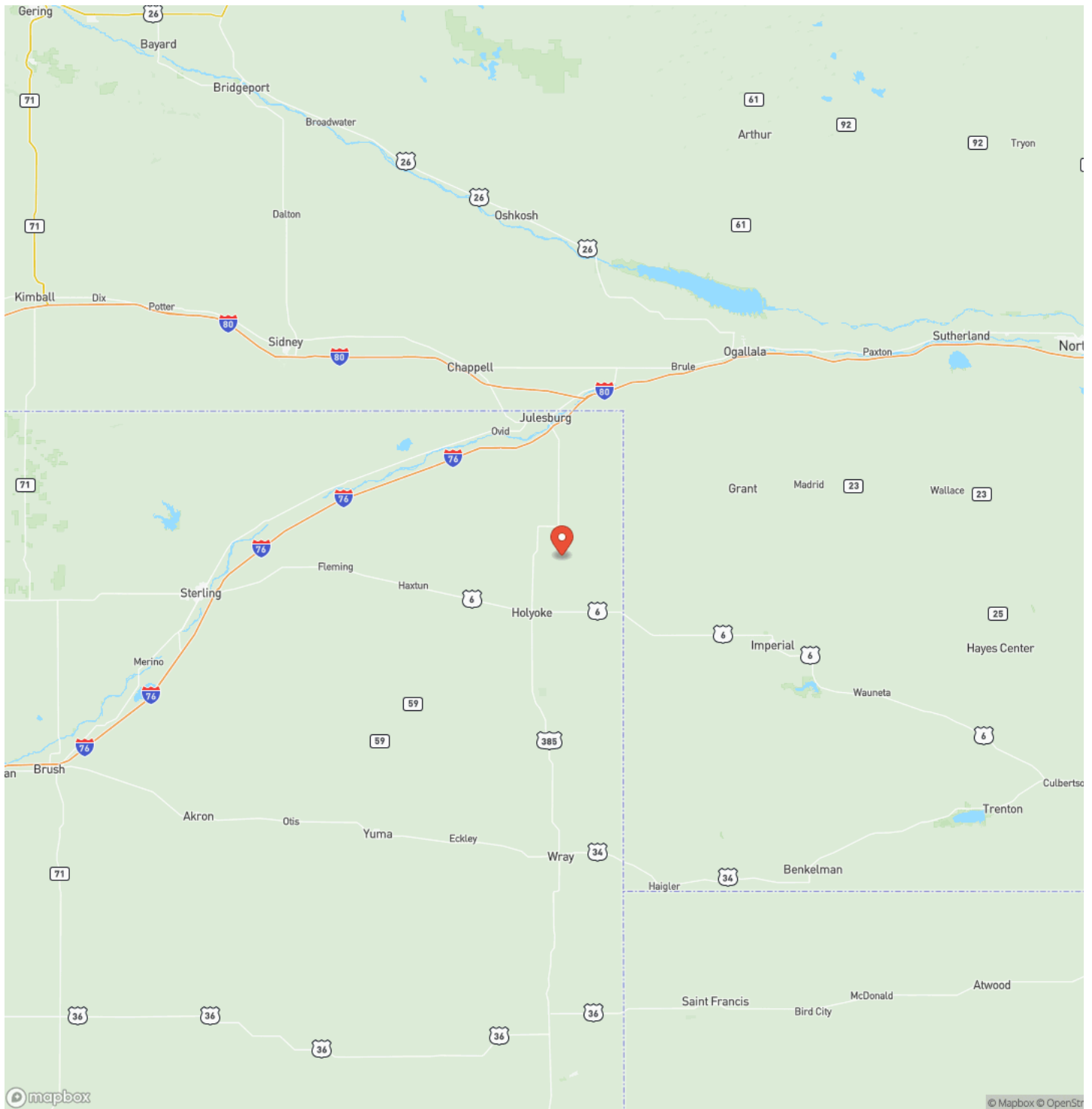
David & Julie Dirks Retirement Land Auction Parcel #1
Amherst, CO / Phillips County



Locator Map



Locator Map



Satellite Map



**David & Julie Dirks Retirement Land Auction Parcel #1
Amherst, CO / Phillips County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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