

**Dirks Irrigated/Dryland/Pasture Land Auction (Tract #3)**  
TBD County Road 4  
Julesburg, CO 80737

**478.6± Acres**  
**Sedgwick County**



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Julesburg, CO / Sedgwick County**

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**SUMMARY**

**Address**

TBD County Road 4

**City, State Zip**

Julesburg, CO 80737

**County**

Sedgwick County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

40.763565 / -102.1845

**Acreage**

478.6

**Property Website**

<https://greatplainslandcompany.com/detail/dirks-irrigated-dryland-pasture-land-auction-tract-3-/sedgwick/colorado/99508/>



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**PROPERTY DESCRIPTION**

**Dirks Irrigated/Dryland/Pasture Land Auction (Tract #3) - 478.6 Acres (Irrigated Cropland with Irrigated/Dryland Corners)**

*March 25th, 2026 @ 10:30am (Live, Online, & Phone Bidding) Phillips County Event Center in the Biese-meier Room - 22505 US-385, Holyoke CO 80734*

Tract #3 consists of irrigated cropland with irrigated/dryland corners and paved road access. 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 Richfield loam, 0 to 3 percent slopes 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. Early access for field work is available upon earnest money deposits on all of the fallow acres with possession on the planted wheat acres (Dryland Pivot Corners) after the 2026 harvest. The Irrigation Pivots are supplied by Well Permit #18665-FP with well measurement verification on 6/19/2025 that showed an average of 541.6 GPM, and Well Permit #34155-FP with a well measurement verification on 9/24/2024 that showed an average of 474 GPM. There is an additional pivot located in the center of the three pivots that increases the total irrigated cropland to 405.6 acres per FSA records. In recent years maintenance and several upgrades have been completed on the pivots/wells (receipts available upon request). FSA base acres consist of 373.10 Corn with a PLC Yield of 146 and 29.60 Wheat with a PLC Yield of 44. Wildlife frequently found on the property and in the area includes deer, antelope, upland birds, and small game. Seller's Owned Mineral Rights to be Included with the surface (if any). Give us a call today for more information or to register to bid on this exceptional opportunity.

**Driving Instructions Tract #3** - From Holyoke, CO take Paved Highway 385 approximately 15.5 miles north until you reach County Road 4 then go straight (east) for approximately 2 miles until you reach the northwest corner of the property.

**Additional Information:** See the attached FSA paperwork, well permits, and well certification logs for additional information.

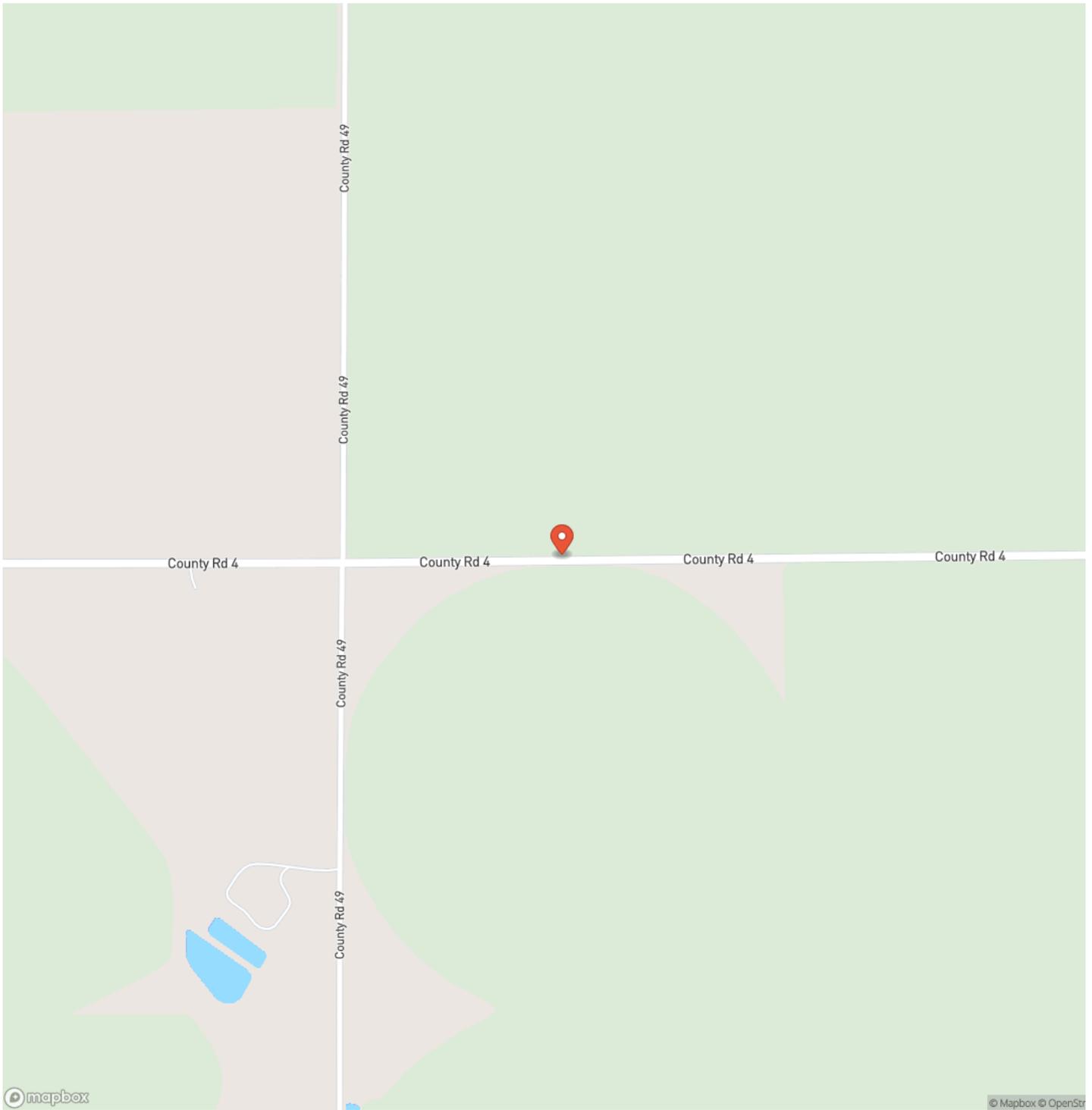
\*\*\*Acreage counts are believed to be accurate but have not been verified by a professional survey and were taken from the county assessor's records or from FSA records. Crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to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

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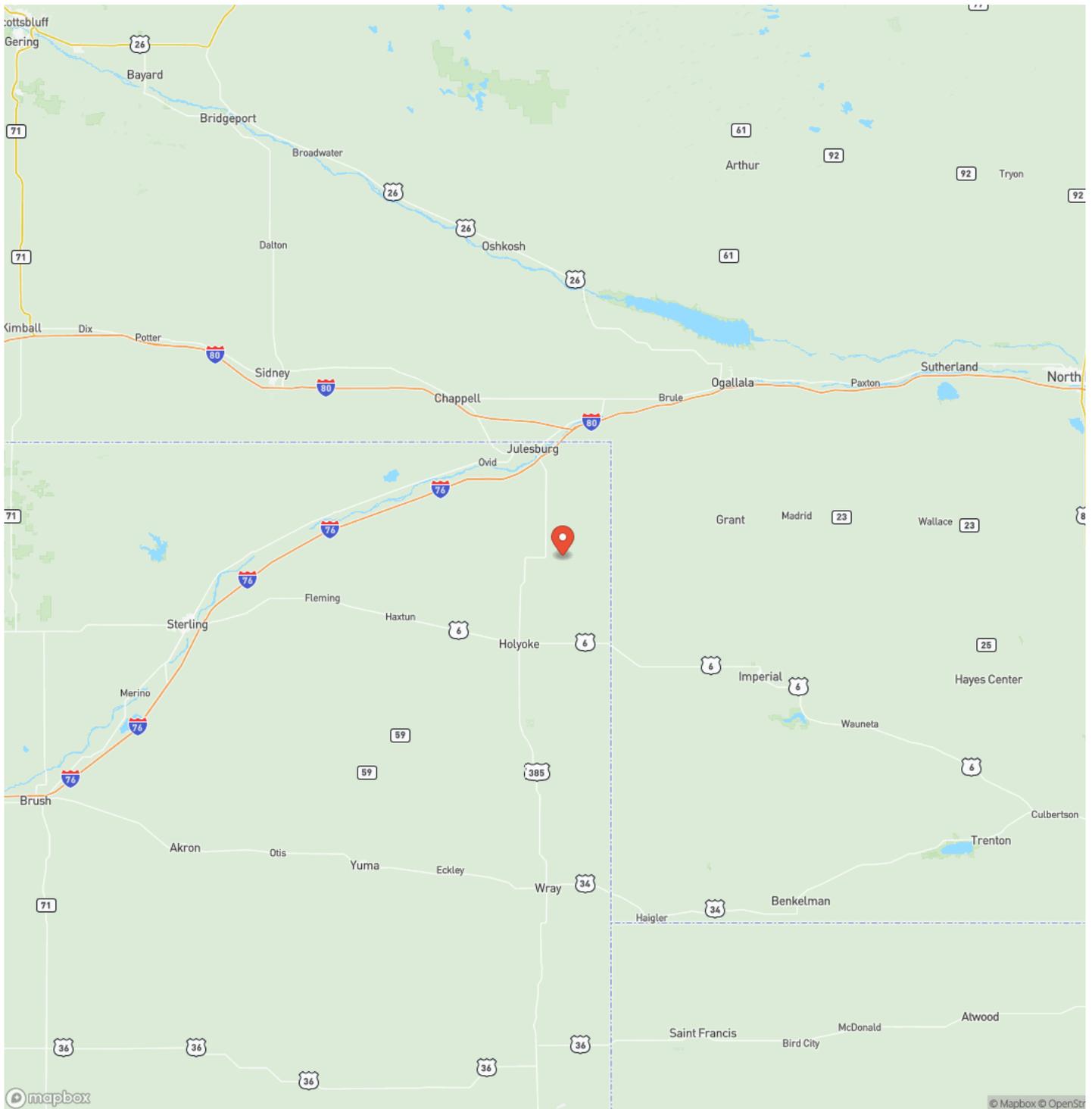
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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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