

Dirks Irrigated/Dryland/Pasture Land Auction (Tract #8)
TBD County Road HH
Wray, CO 80758

766.320± Acres
Yuma County



**Dirks Irrigated/Dryland/Pasture Land Auction (Tract #8)
Wray, CO / Yuma County**

SUMMARY

Address

TBD County Road HH

City, State Zip

Wray, CO 80758

County

Yuma County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

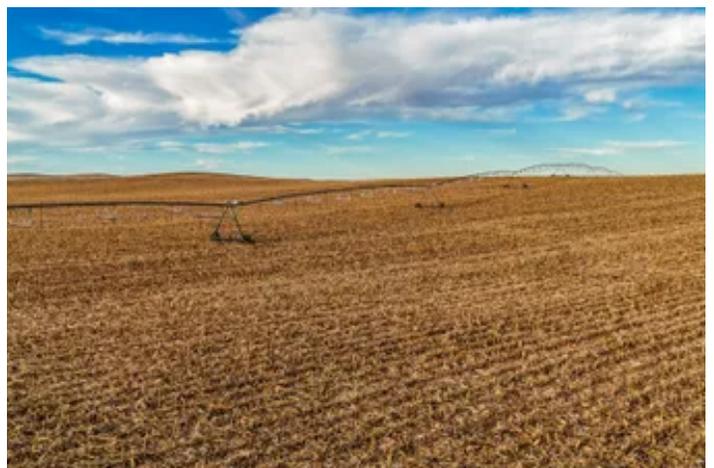
40.4067 / -102.2037

Acreage

766.320

Property Website

<https://greatplainslandcompany.com/detail/dirks-irrigated-dryland-pasture-land-auction-tract-8-yuma-colorado/99533/>



**Dirks Irrigated/Dryland/Pasture Land Auction (Tract #8)
Wray, CO / Yuma County**

PROPERTY DESCRIPTION

Dirks Irrigated/Dryland/Pasture Land Auction Tract #8 - 766.32 Acres (Irrigated Cropland & Pasture)

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

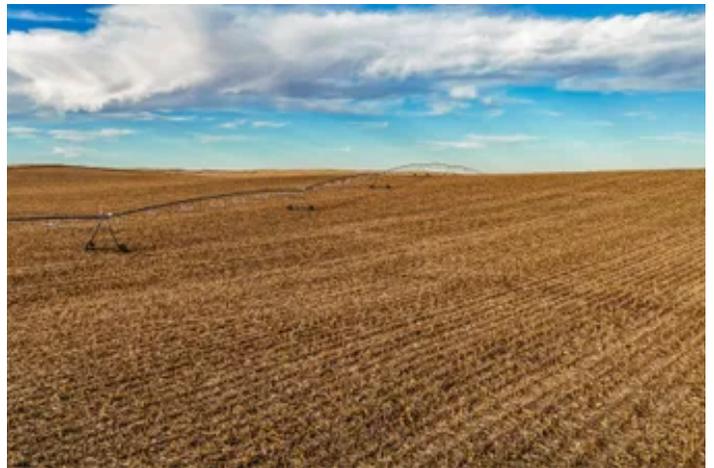
Tract #8 consists of 533.21 acres of irrigated cropland with the balance being good pasture ground. This parcel is turn-key ready for the farmer/rancher who is looking to add to an existing operation or an investor looking to add to their portfolio. The crop typically grown on the irrigated cropland is corn which offers additional grazing abilities after harvest. Early access for fieldwork is available upon earnest money deposit on the irrigated cropland with full possession upon closing. The three irrigation pivots are supplied water by Well Permit #24341-FP with well measurement verification on 6/27/2024 that showed an average of 846.4 GPM, Well Permit #20179-FP with a well measurement verification on 7/11/2025 that showed an average of 1,435.2 GPM, and Well Permit #24340-FP with a well measurement verification on 6/27/2024 that showed an average of 772.4 GPM. In addition to the irrigation wells there is also a stock well with Well Permit #162735 that offers different opportunities for watering livestock. FSA base acres will be split proportionately if Tract #8 sells separately from Tract #9. In addition to the irrigated cropland there are approximately 233.11 acres of pasture offering great grazing opportunities or the ability to lease out the grass for additional annual income. There are rolling hills across the fenced pasture offering excellent cover and habitat for local wildlife. Wildlife frequently found on the property and in the area includes deer, antelope, upland birds, and small game. 100% of Seller's owned mineral rights to transfer (if any). A survey to be completed before closing if Tract #8 and Tract #9 are sold separately with the exact acreage and boundaries being subject to the completed survey. Give us a call today for information or to register to bid on this exceptional opportunity.

Driving Instructions Tract #8 - From Holyoke, CO take Paved Highway 385 approximately 6 miles south until you reach County Road 10 then turn left (east) for 4 miles until you reach County Road 47 then turn right (south) that eventually turns into County Road HH for 7 miles until you reach the northern edge of the property.

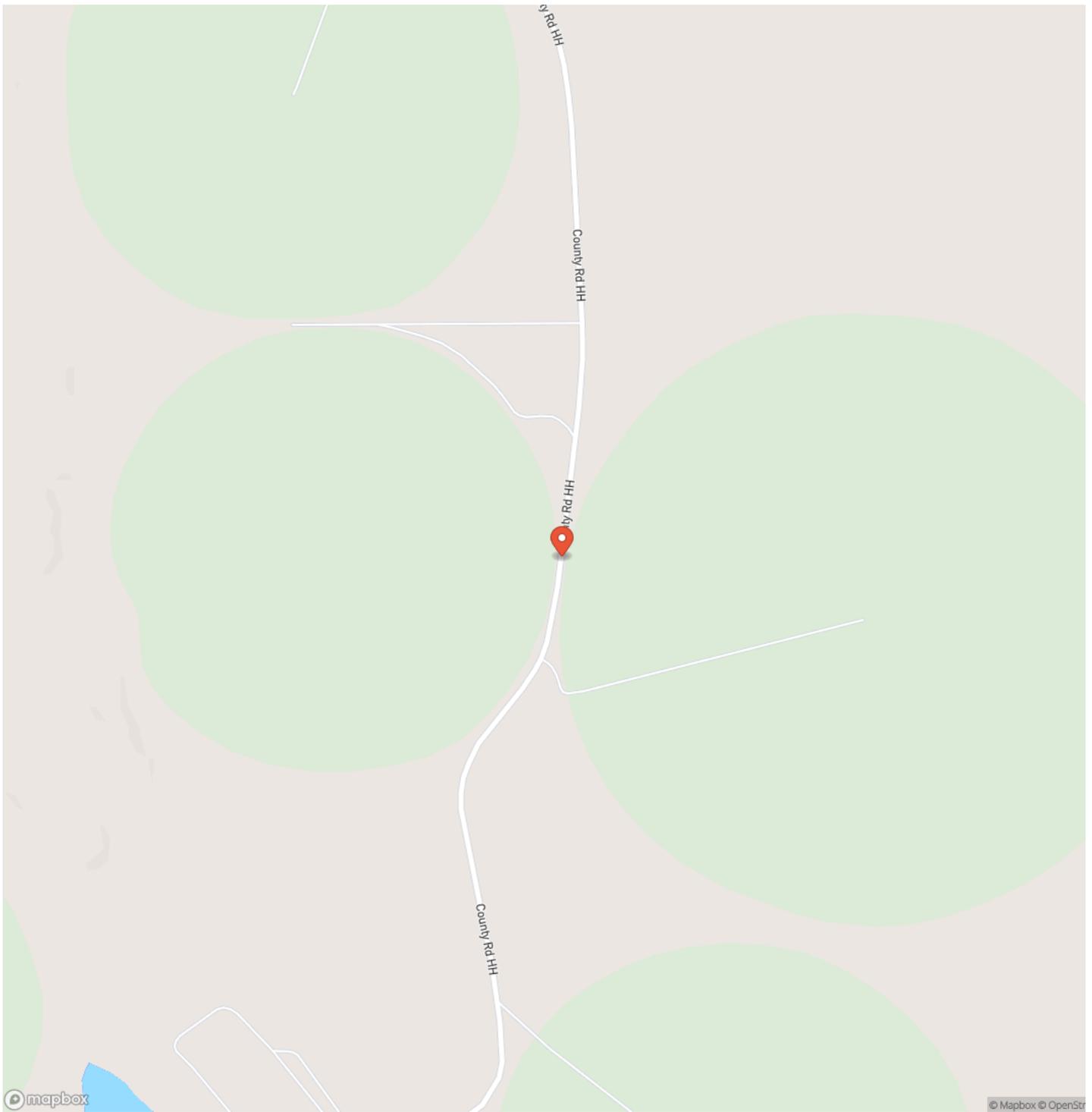
Additional Information: See the attached FSA paperwork, well permits, and well certification logs for additional information.

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 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

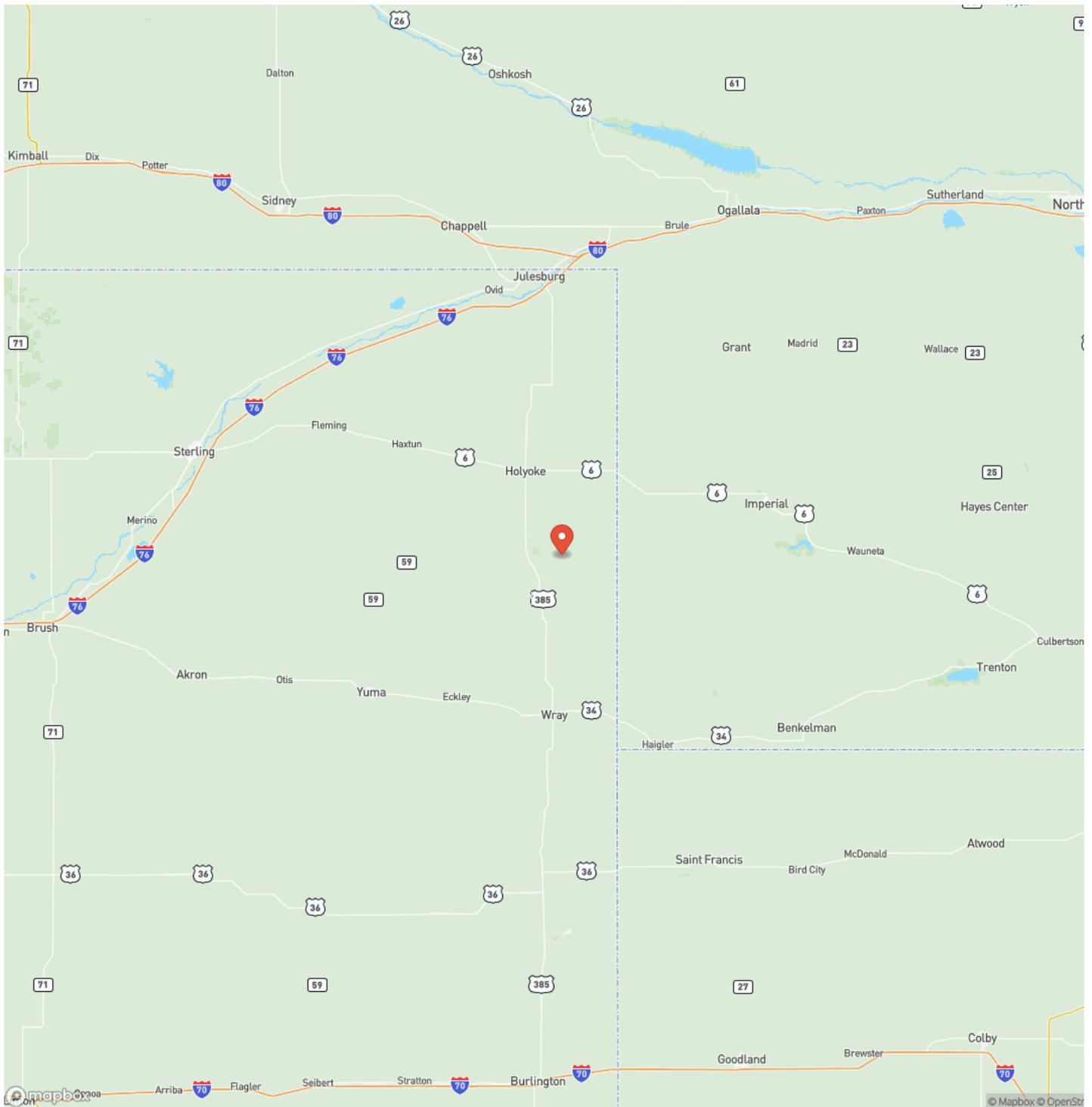
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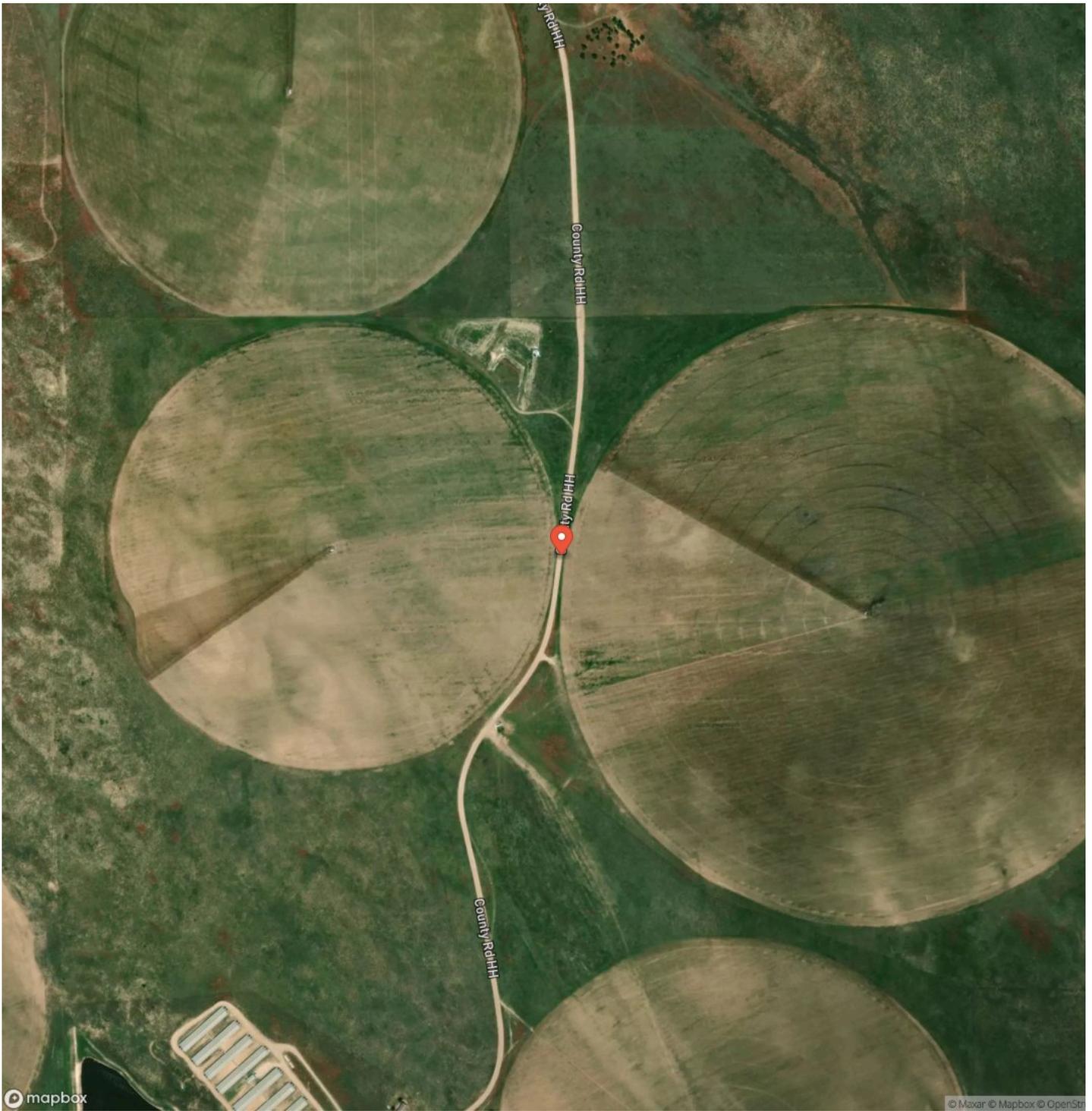
Locator Map



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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