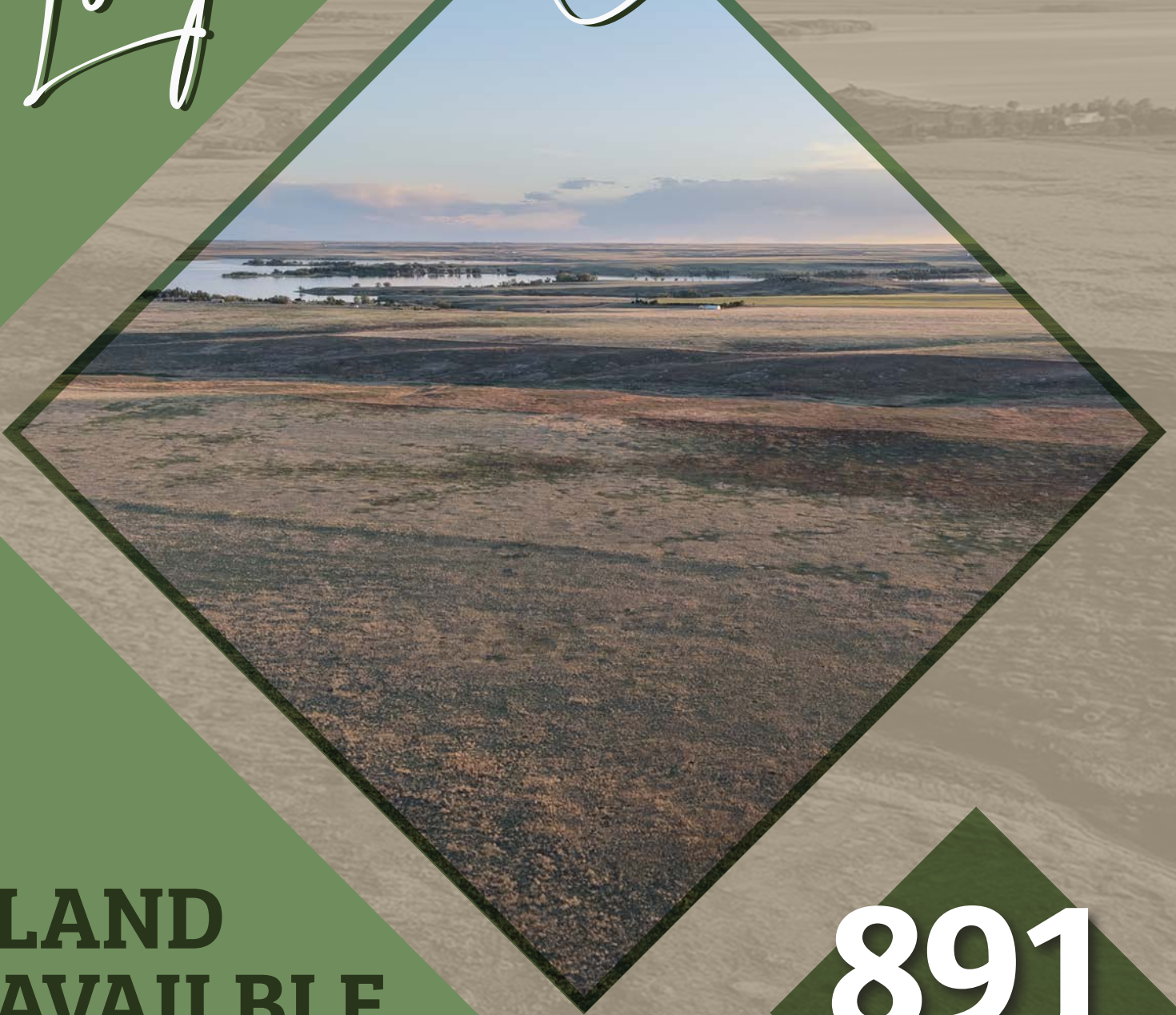


LISTING #19436

Logan County

Colorado



**LAND
AVAILABLE**

Ben Gardiner

970.520.4871 | CO LIC EA.100077438

Ben.Gardiner@PeoplesCompany.com

891
Acres M/L



A rare opportunity to acquire 891 m/l contiguous acres directly adjacent to North Sterling Reservoir and North Sterling State Park in northeast Colorado. With immediate proximity to one of the region's premier outdoor recreation destinations, this offering presents an appealing blend of working-land utility, recreational enjoyment, and long-term holding potential.

Split by County Road 52, the property consists of a 313 m/l acre north unit and a 578 m/l acre south unit. Approximately 613 m/l acres are classified as tillable by FSA, which may support conservation-oriented programs, depending on eligibility requirements. The property is easily accessed by multiple county roads, allowing convenient year-round entry for livestock management and recreation. An electric stock well (new pump in May 2026) provides stock water to both tracts, while a natural drainage with dams captures seasonal runoff, supporting both livestock watering and serving as a natural wildlife corridor to the cropland fields immediately to the south.

In addition to its grazing utility, the land offers strong wildlife appeal with consistent mule deer and pronghorn activity, making it attractive for private recreational use and seasonal hunting opportunities. Targeted management improvements, including fencing updates and prairie dog mitigation, offer an opportunity to enhance range condition and build equity over time.

Well suited for a working ranch, recreational retreat, or long-term land investment, the property offers flexibility for a range of ownership objectives. Any alternative future use, including rural homesites or other compatible concepts, would remain subject to county approvals, planning requirements, and independent buyer due diligence.

Ben Gardiner

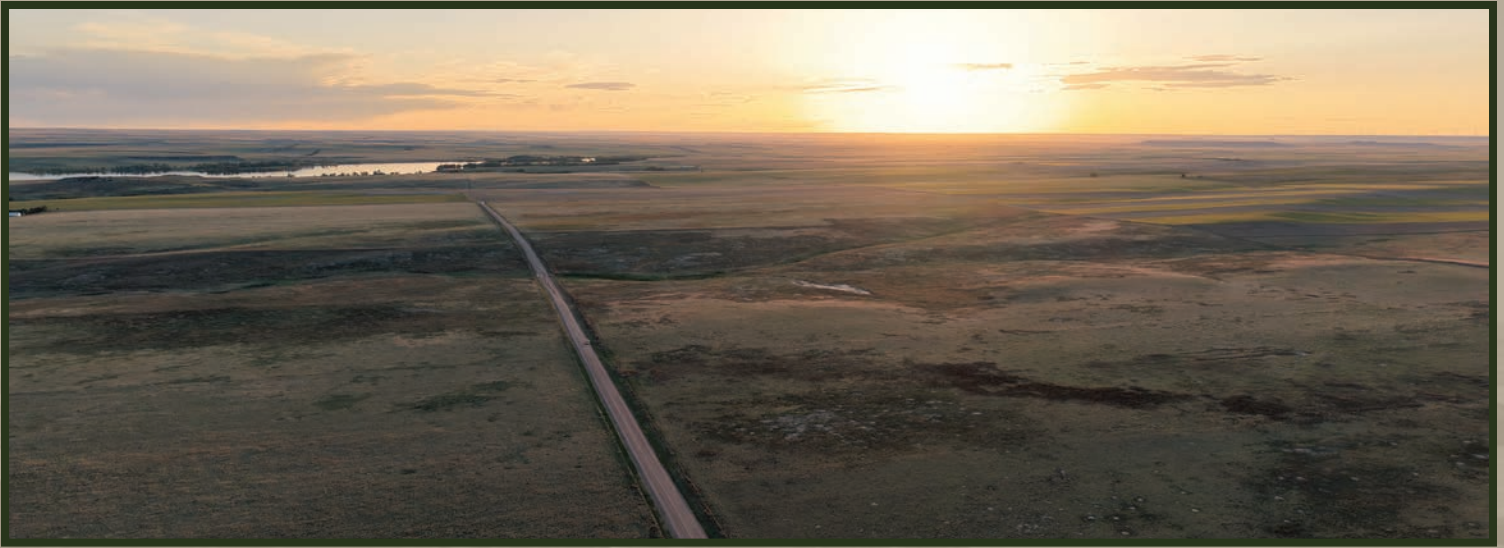
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891
Acres M/L



DIRECTIONS

From Sterling, CO: Take Co Rd 39 north toward North Sterling Reservoir (turns into Co Rd 37) for 12± miles; turn left (west) on Co Rd 52 and continue for 1 mile to the east boundary (both sides of Co Rd 52).

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PeoplesCompany.com
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