

Baca County Farm 320+/- Acres
Baca County
Walsh, CO 81090

\$850,000
320± Acres
Baca County



Baca County Farm 320+/- Acres
Walsh, CO / Baca County

SUMMARY

Address

Baca County null

City, State Zip

Walsh, CO 81090

County

Baca County

Type

Farms

Latitude / Longitude

37.3394 / -102.1777

Acreage

320

Price

\$850,000

Property Website

<https://greatplainslandcompany.com/detail/baca-county-farm-320-acres/baca/colorado/108424/>



PROPERTY DESCRIPTION

320± Acre Irrigated Farm with Water Rights, Pivots & Income Potential - Baca County, Colorado

Exceptional opportunity to acquire a productive 320± acre irrigated farm in the heart of Baca County, Colorado. Located south of Walsh and east on County Road AA, this well-improved property features valuable irrigation water rights, two center pivots, existing crop production, and additional income potential through CRP-eligible acreage.

The farm is permitted within the **Southern High Plains Designated Ground Water Basin**, authorized for a maximum annual appropriation of 640 acre-feet, a maximum pumping rate of 650 GPM, and irrigation of up to 250 acres. Water is supplied by the Southern High Plains Aquifer through 150 HP electric-powered irrigation system.

The property is currently operated under a favorable crop-share arrangement of 75% farmer / 25% landlord with zero landlord production costs. One center pivot is planted to wheat and one center pivot is planted to corn. The existing crop-share agreement may convey to the new owner at closing, providing immediate income potential, subject to negotiation and final terms.

Improvements & Features

- 320± total acres
- 250 acres permitted for irrigation
- Maximum annual appropriation: 640 acre-feet
- Maximum pumping rate: 650 GPM
- 150 HP electric irrigation motor
- 2008 Pierce 1/4 -mile, 7-tower pivot (approximately 1,340')
- 2004 Valley 1/4 -mile, 7-tower pivot (approximately 1,330')
- Established wheat and corn production
- Approximately 70 acres of pivot corners eligible for a new CRP contract
- Access via County Road AA

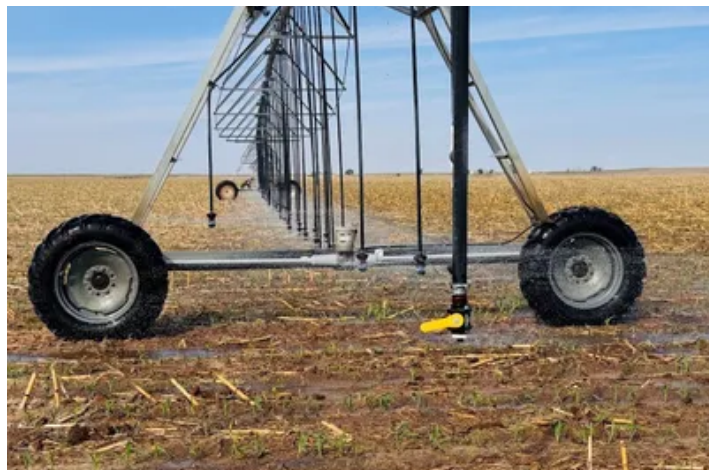
Whether you're seeking an income-producing agricultural investment, an expansion opportunity for an existing farming operation, or a long-term land and water asset, this irrigated Baca County farm offers a combination of productive soils, established infrastructure, and valuable groundwater rights rarely available in one package.

For additional information, crop-share details, and showing arrangements, contact the listing broker.

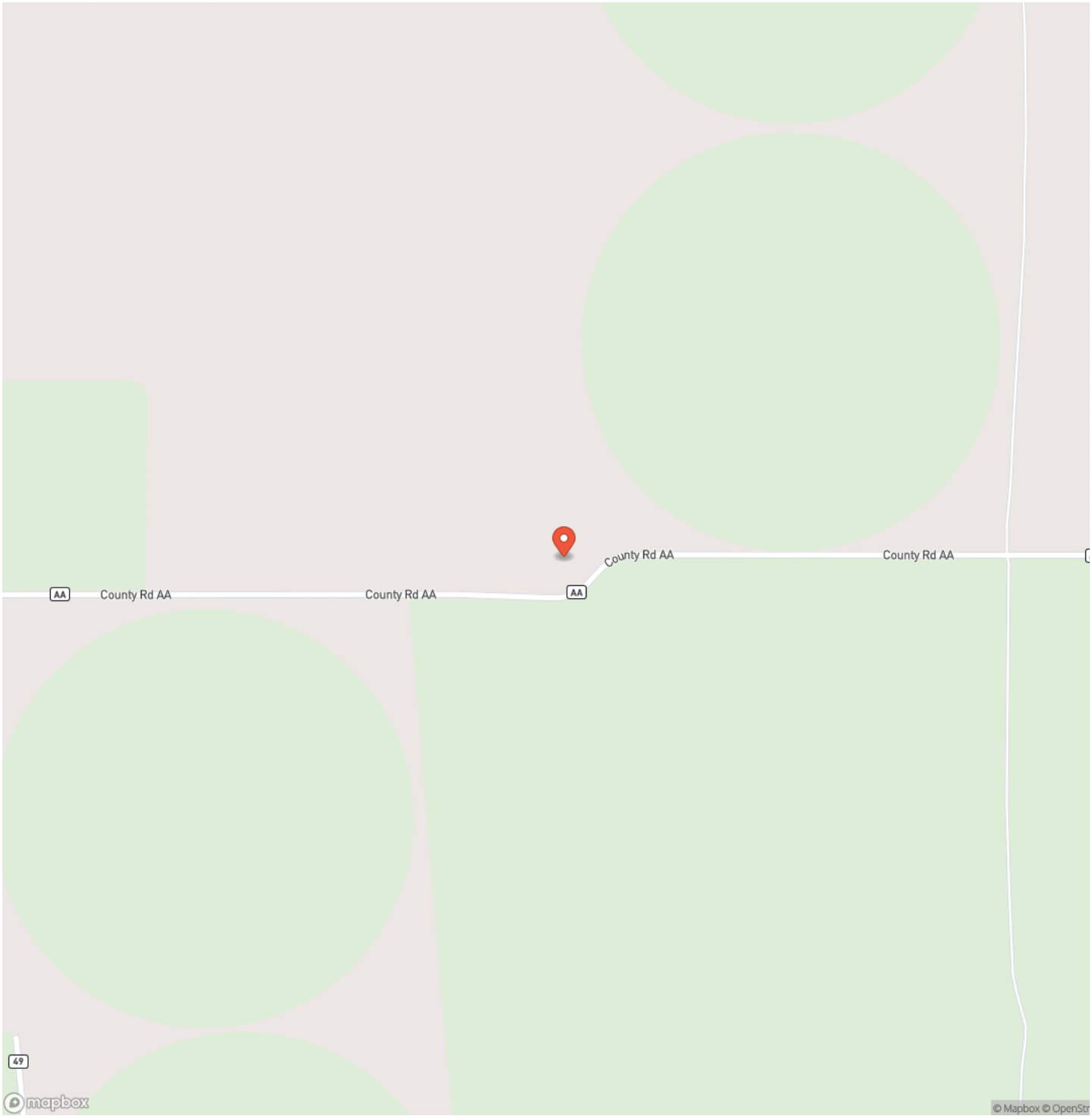
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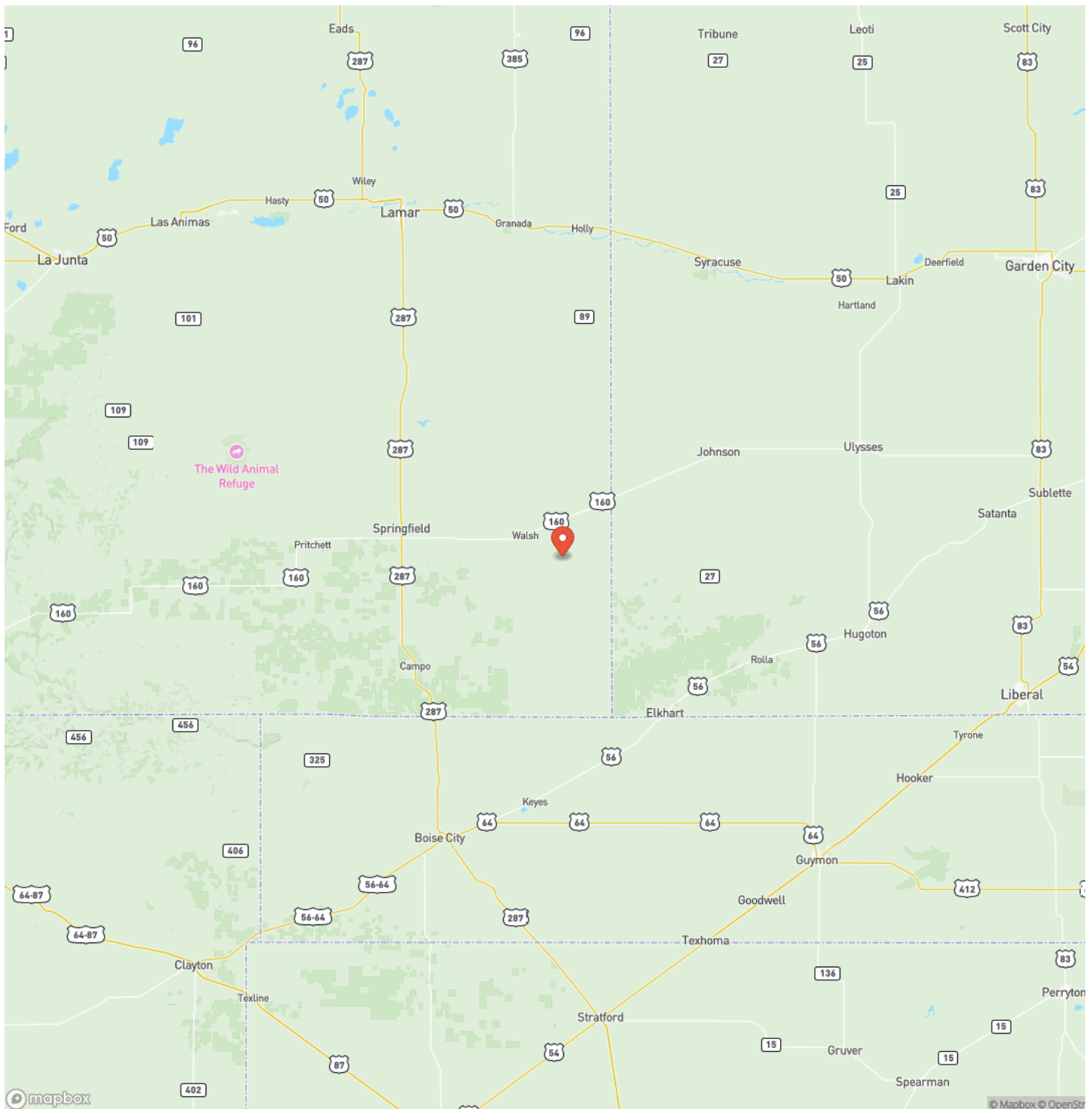
Baca County Farm 320+/- Acres
Walsh, CO / Baca County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



Baca County Farm 320+/- Acres
Walsh, CO / Baca County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kashlee Karney

Mobile

(719) 469-7980

Office

(405) 761-4808

Email

kashlee@greatplains.land

Address

City / State / Zip

Ordway, CO 81063

NOTES

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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

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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