

**5J Farms**  
**Olney Springs, CO 81062**

**\$3,889,000**  
**1,686± Acres**  
**Crowley County**



## 5J Farms

### Olney Springs, CO / Crowley County

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#### **SUMMARY**

**City, State Zip**

Olney Springs, CO 81062

**County**

Crowley County

**Type**

Farms, Ranches, Hunting Land

**Latitude / Longitude**

38.1483 / -103.7805

**Dwelling Square Feet**

1848

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

1,686

**Price**

\$3,889,000

**Property Website**

<https://greatplainslandcompany.com/detail/5j-farms-crowley-colorado/8691>



**MORE INFO ONLINE:**

**[greatplainslandcompany.com](https://greatplainslandcompany.com)**

## **PROPERTY DESCRIPTION**

**Price Reduced!!! Updated!!**

**YOU NEED To See This Farm!!!**

Excited to offer this working 1,668 +/- Acre Farm and Cattle operation in Southeast Colorado.

Properties like this don't come available very often. This Crowley County property has good farm ground with irrigation water still on the property, with 402 Water-Paired Shares of Colorado Canal Company/Lake Meredith Reservoir. There is an abundance of trees, wildlife, lots of livestock pasture and native grass with good infrastructure. The property has 2 Homes and live water from Bob Creek running through the north end of the property. This property is all within close vicinity to the town of Crowley, Colorado. The Farm ground is irrigated by the Colorado Canal. The livestock are watered by a great water source, Crowley County Water Association. The property has a large state of the art shop with 3 phase electricity, and 2 newly built livestock barns (1 calving Barn, 1 Show cattle barn). The Show barn has an indoor wash rack facility with hot water and electricity, and comes with a portable set of truck scales. The farm also comes with several other various sized sheds, 2 sets of pipe livestock corrals, with feed bunks/chute working areas. This property is in Prime running condition. Along with farming and ranching there is a great herd of Mule Deer on both the North and South ends of the property, along with plenty of dove, quail, and turkey to hunt. Owners are willing to split into separate parcels to sell, under agreed upon terms with seller and buyer on individual parcels for closing date. This could be a great investment property with the land and water that is available. It is a must see!!

Amenities:

House:

- 32'x 64' 3 Bedroom, 2 Full Bath 2001 Manufactured Home w/12'x 26' with Fully Enclosed Porch
- Central Heat & Air Conditioning
- All Appliances Included

House 2

- Wood Frame Home with metal siding and roof - 1 Bedroom 1-1/2 Bathroom (could be made into a 2 bedroom)

Metal Shop:

- Steel Frame Metal Building - 60'x 80' w/18' sidewalls

**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**



- Fully Insulated

#### Calving Barn:

- Steel Frame Metal Building - 40'x 50' w/14' sidewalls and 12' lean to on one side
- 2 - 12'x 12' Overhead Doors on ends and 3 - 6' sliding doors on side with lean to
- Fully Insulated

#### Show Cattle Barn:

- Steel Frame Metal Building - 40'x 75' w/14' sidewalls
- 2 - 12'x 12' Overhead Doors and 1 - 6' sliding doors on side leading out to corral runs

#### Corrals

- Large set of Pipe and Guardrail Corrals w/Concrete Feed Bunk at 3 different locations

#### Sheds

- Metal Frame with metal siding and roof 3 sided shed - 50'x 100' w/20' sidewalls - Can be used as either a machine or hay shed.
- Wood Frame with metal siding and roof shed - 28'x 80' Sheeted on the inside with plywood and has a concrete floor; can be used for grain storage, hay storage or parking equipment.
- Wood Frame with metal siding and roof shed - 24'x 60' - Used for parking equipment
- Attached to side of that is a 12'x 60' area used for parking equipment.
- Wood Frame with metal siding and roof shed - 24'x 60' - Used for parking equipment
- Attached to side of that is a 12'x 60' area used for parking equipment.
- Attached to side of that is an enclosed area 6'x 60' that houses room to stack small equipment

[- 1 - 1000](#) gallon diesel tank w/elec. pump

[- 1 - 500](#) gallon gasoline tank w/elec. pump

- Wood Frame with metal siding and roof shed - 20'x 52' w/swinging doors on both ends
- Attached to side of that shed is a 12'x 52' open ended lean to with a concrete floor

**MORE INFO ONLINE:**

- 1000 gallon Propane tank

Too much to list. This is a must See!!!

For more information and a full list of improvements please email me or call Kashlee!! [\(719\) 469-7980](tel:7194697980)

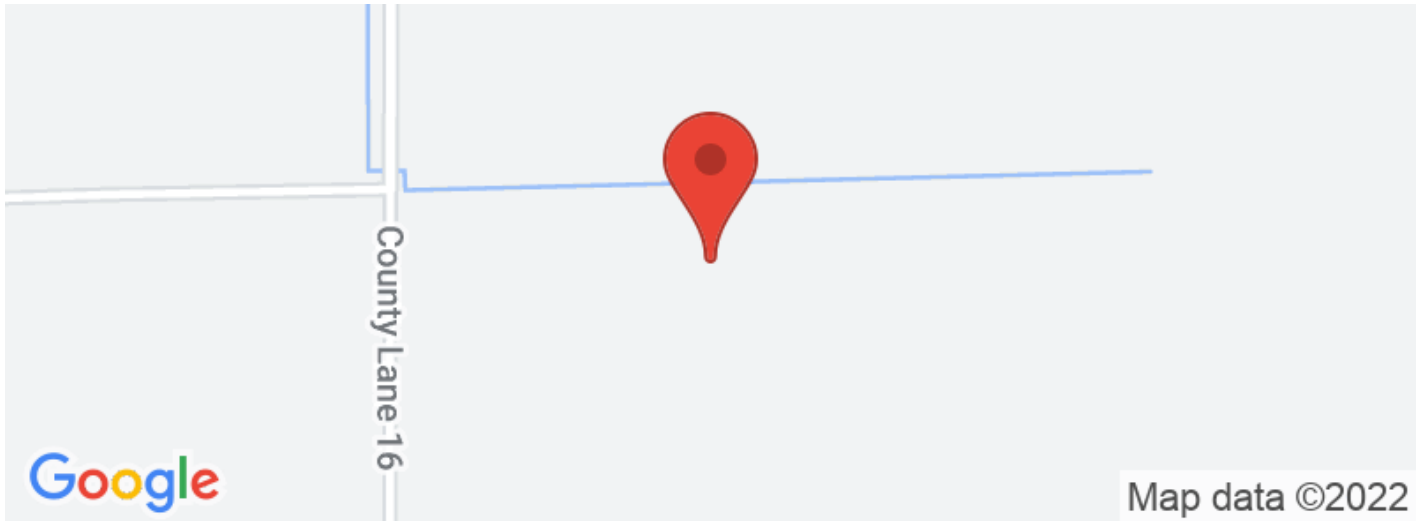
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## Locator Maps



**MORE INFO ONLINE:**



## Aerial Maps



**MORE INFO ONLINE:**



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Tyler and Kashlee Karney

### Mobile

(719) 469-7980

### Office

(405) 761-4808

### Email

kashlee@greatplains.land

### Address

505 W. Main

### City / State / Zip

Yukon, OK 73099

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## NOTES

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**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**

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**MORE INFO ONLINE:**



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**Great Plains Land Company**  
505 W. Main St  
Yukon, OK 73099  
(405) 255-0051  
[greatplainslandcompany.com](http://greatplainslandcompany.com)

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