

Wright's Farm & Ranch

10,651.00 Acres

Washington County, CO

\$13,250,000



HAYDEN  OUTDOORS.

Wright's Farm & Ranch

TOTAL ACRES:
10,651.00

PRICE:
\$13,250,000

COUNTY:
Washington County

CLOSEST TOWN:
Anton, CO



Presented by



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REAL ESTATE





Wright's Farm & Ranch located in Washington County, CO has been in the same family for over 75 years! The rare opportunity to purchase a farm and ranch combination of this magnitude in Eastern Colorado doesn't come around very often. Wright's Farm & Ranch consists of 10,651 +/- acres mostly contiguous with only a few outlying parcels. The main headquarters is situated on US Hwy 36 approximately 1.5 hours east of Denver.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big & Small Game
Hunting - Predator/Varmint
Hunting - Upland Birds
Income Producing
Natural Spring
Outbuilding/Barn/Shed/Shop
Skiing/Snowmobiling/Snow Sports

Land Details

Address: 18755 Hwy 36 ,
Akron , Colorado 80720 , USA
Closest Town: Anton
Total Acres: 10,651.00
Deeded Acres: 10,011.00
Leased Acres: 640.00
Zoning: Agriculture
Elevation: 4950

Topography: Level To Rolling
Vegetation: Native Grass & Dryland Crops
Water Rights: Yes

All appurtenant Water Rights associated with
this property will transfer to the Buyer.
There are no Mineral Rights included with
this property.

Include Business?: Yes
Income Type: Farming & Ranching
Estimated Taxes: \$22,333.66 - 2020
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Ranch & 2 story
Basement: Partial finished
Parking Types:
Detached Garage
Attached Garage
Driveway
Outbuildings: 9
Other Improvements: grain complex, feedlot, corrals
Fence Type: Pipe, Barbed wire
Cooling Systems:
Forced Air Cooling
Heating Systems:
Electric Heaters, Forced Air, Radiant
Wood Stove



Land

Wright's Farm & Ranch consists of 5614 +/- acres of gently rolling to level, highly productive dryland farm ground with good soils, 4397 +/- acres of rolling native grass pastures and 640 +/- acres of State of Colorado Land Board leased ground covered in native grass. The Sellers will assist with the transfer of the State leased land although the transfer of said lease will need to be approved by the State of Colorado Land Board and is not guaranteed by the Sellers.

The pastures are well watered with strategically placed large water tanks being supplied with water through an extensive pipeline system, multiple springs, and several dirt tanks that retain natural runoff water. The perimeter and cross fences are in excellent condition.

Seller will consider selling some parcels separately pending special provisions.

Improvements

Wright's Farm & Ranch boasts excellent improvements. There are 3 very nice homes on this farm and ranch along with several outbuildings, a large grain complex with 355,000 bushels of grain storage, a 70' truck scale w/scale house, 60'X175' insulated shop w/concrete floor, 40'X100' Quonset w/concrete floor, corrals with processing shoot and loadout, a backgrounding feedlot w/40'X140' shop w/concrete floor and a calving barn.





The main home is a wonderful 5276 sq ft 2 story brick home with 5 bedrooms, 4 1/2 baths, open kitchen/living room space with wood pellet stove. There is a utility elevator that accesses all floors. 2 office or open room spaces on main level, spacious laundry/mud room, large upstairs & downstairs open space with newly installed flooring, paint & trim. A 3 car attached garage, large patio with a 9 person hot tub and beautiful pergola & fire pit. The front yard has a decorative vinyl fence. The home has electric baseboard heat as well as an electric forced air furnace and central AC.

The Foreman's house is a 4096 sq ft brick home with 5 bedrooms, 3 bathrooms, there is wood pellet stove in living room, large basement under the newer addition that was added around 2004, 4 car attached garage, laundry/mud room, pantry & upstairs living space where two of the bedrooms are located and electric baseboard heat.





Recreation

Wright's Farm & Ranch offers endless recreation from hunting small game and varmints to monster plains mule deer and pronghorn. You also have the opportunity to go hiking, biking or having fun on your ATV/UTV all on your own property!

Agriculture

Wright's Farm & Ranch is a diverse dryland farm and cow/calf ranch combination. The dryland farming utilizes a mix of no-till and minimum till to produce winter wheat, corn and millet which are sold as cash crops and a variety of feed crops to supplement the ranches cattle operation.

The dryland farm is highly productive and is in an area known for good yields.

The Sellers operate the ranch portion as a commercial cow/calf herd, running predominately Angus based cows and Red Angus bulls. They generally wean and pre-condition the majority of their calf crop and will retain replacement quality heifers to put back into the herd and will sell most of the steers and remaining heifers to go to feedlots. The Sellers do finish some cattle and sell quality beef to various friends, family and consumers.

The grass on the ranch is mostly contiguous allowing the cattle to be moved throughout the ranch without the need to do any hauling.

There are several reputation grain elevators and livestock sale barns in the area which enhance the marketing of grain and livestock produced on this farm and ranch.



Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer upon Closing.

There are no Mineral Rights included with the sale of this property.

Region & Climate

Wright's Farm & Ranch is located in southern Washington County on the Eastern Plains of Colorado in an area that normally receives 14" of annual rainfall, with low humidity and almost 300 days of sunshine per year.

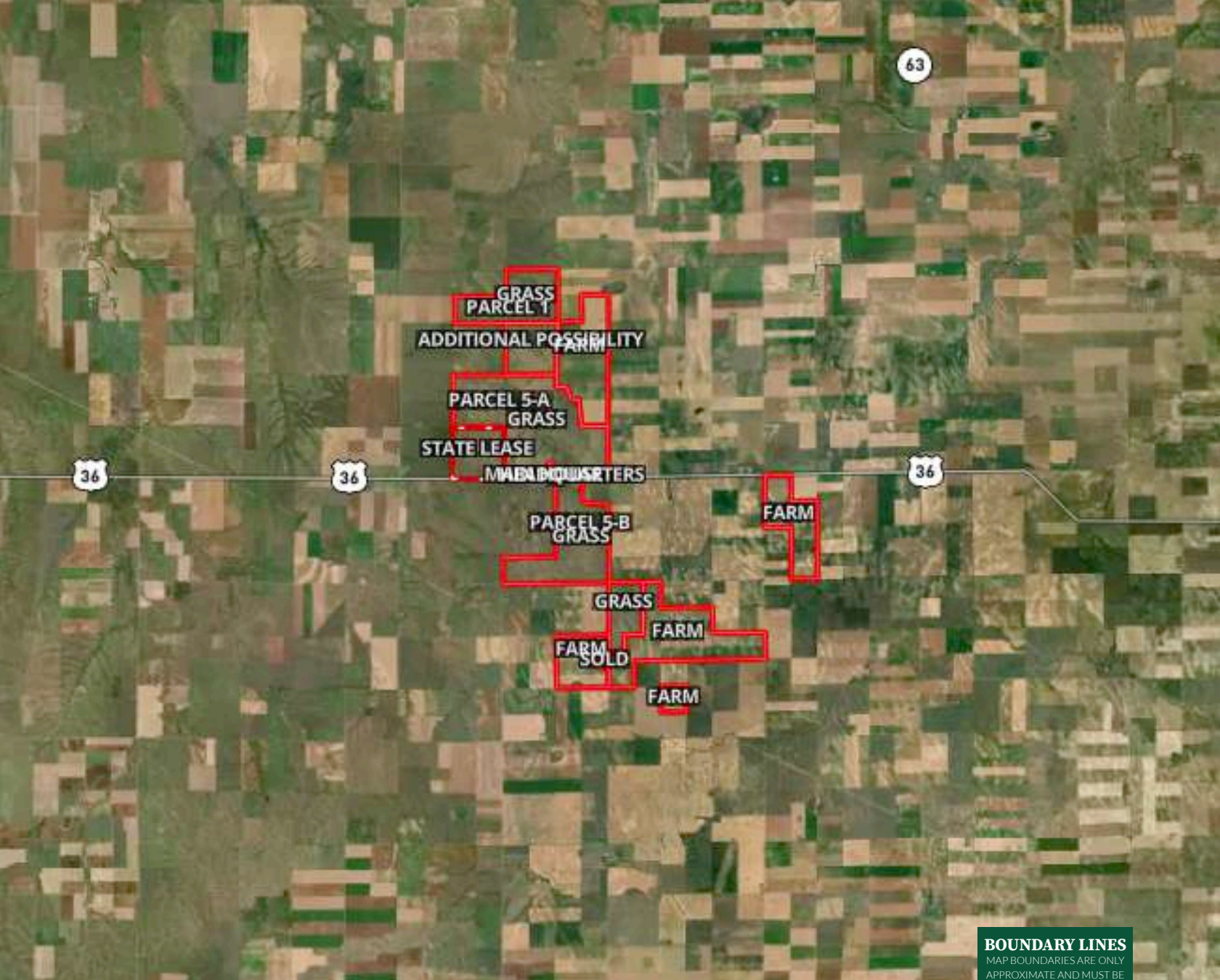
History

The Eastern Plains of Colorado have long been the hunting grounds for Native Americans and early settlers, once tens of thousands of bison roamed these grass covered rolling hills and lush stream bottoms. The area was also grazing territory for the historic cattle drives from Texas to Montana. Most recently this area has mainly been utilized for ranching or dryland farming.

Location

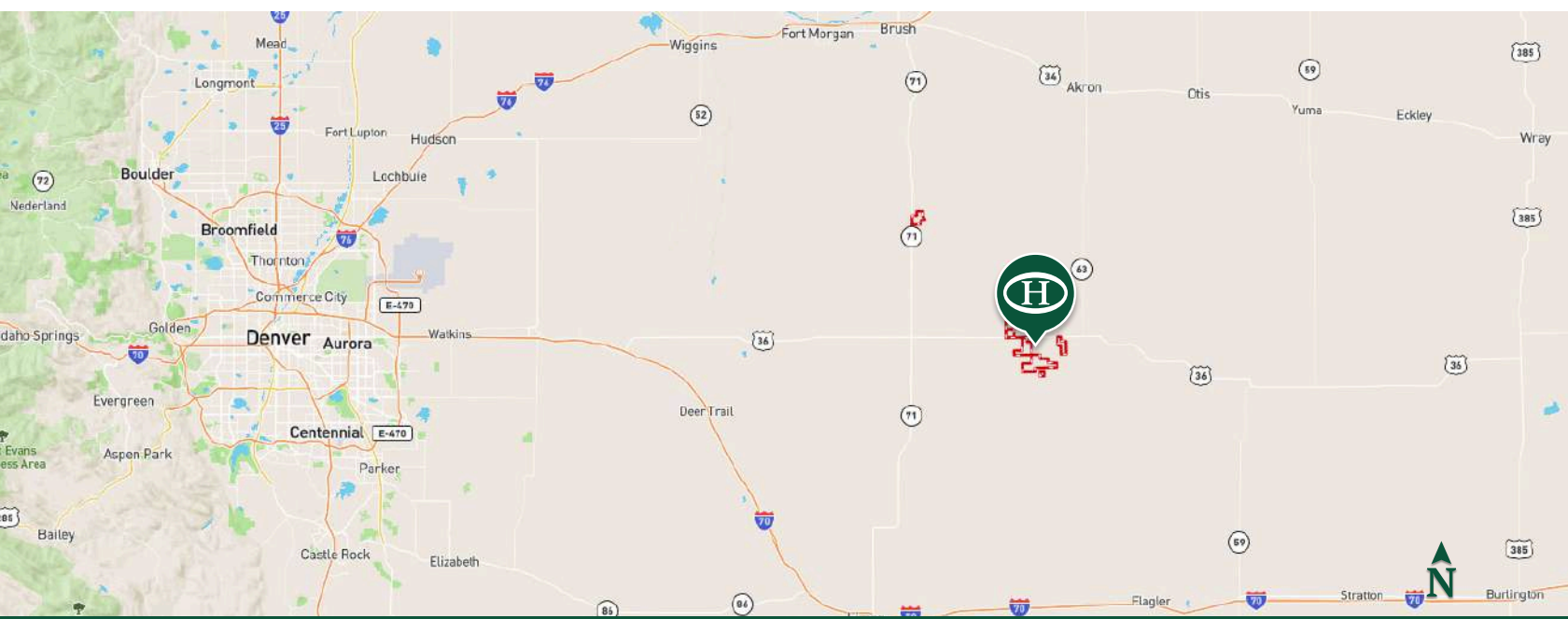
Wright's Farm & Ranch is located along US Hwy 36 between the small communities of Anton and Lindon, approximately 1 1/2 hours east of Denver and DIA in Washington County. The farm and ranch is basically an hour south of Brush and I-76 and an hour north of Limon and I-70. Akron, the County Seat for Washington County and home to the Colorado Plains Regional airport is 30 minutes away. There are 2 schools (Woodlin and Arickaree) in the area. Only a few minutes away from the headquarters in Anton you will find a grocery store and the Anton Coop gas/fuel station.





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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