

# Cedar Creek Farm

141.00 Acres

Logan County, CO

\$1,400,000



HAYDEN  OUTDOORS<sup>®</sup>



# Cedar Creek Farm

TOTAL ACRES:

141.00

PRICE:

\$1,400,000

COUNTY:

Logan County

CLOSEST TOWN:

Sterling, CO

## Activities & Amenities:

ATV/Off Road  
Canal  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Food Plots  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl  
Income Producing  
Irrigation  
Natural Spring  
Outfitting/Guide Service  
Pond/Lake  
Recreational Business  
Stream/River  
Water & Mineral Rights  
Water Shares (different from water rights)  
Water View  
Waterfront

## Land Details

**Address:** TBD County Road 330, Sterling, Colorado 80751, USA  
**Closest Town:** Sterling  
**Total Acres:** 141.00  
**Deeded Acres:** 141.00  
**Zoning:** Ag  
**Elevation:** 4,000  
**Tillable/Crop/Orchard Acres:** 80  
**Water Rights:** Yes, North Sterling Res

## Property Summary

Welcome to the incredible offering of 141+/- acres known as Cedar Creek Farms located in Logan County, Colorado. This farm sits across the County Road from North Sterling Reservoir. Properly named as Cedar Creek runs for over a mile through the farm. Cedar Creek Farm is the first farm on the North Sterling Ditch, and has a 60+/- acre center pivot along with 20+/- acres of flood irrigation ground. A dream farm for any investor, farmer, or hunter.

## Land

Cedar Creek Farm is 141+/- acres and offers great Water Rights and is being sold with 1 Share of North Sterling Irrigation water per wet farmed acre. The pivot is currently in Alfalfa and historically produces 5.25+/- tons per acre annually. This is the very first farm on the ditch system and has very senior rights. The farm offers roughly 22+/- of pasture ground in the North-East Corner of the property. Cedar Creek has historically been a great year round creek with good water flows and very rarely freeze over. This region of Colorado has many local farmers who would be interested in lease the crop ground. If you are an owner operator the farm is ready to be taken over and production could start day one.

## Recreation

Waterfowl properties have become rare to market due to demand and scarcity. Cedar Creek Farm with its location to North Sterling Reservoir and the mile of Cedar Creek makes this offering special. Ducks utilize the creek year round as Teal flock to the sloughs and ponds in early September. In the Winter months Mallards and Puddle Ducks cover the the water as the large lakes start to freeze. Sloughs and small ponds offer some of the best "in your face" duck hunting any waterfowl could dream of. The Alfalfa field offers a perfect place for a pit blind to chase Geese all Fall and Winter. Then switch gears in the Spring as 100s of Thousands of Snow Geese move through the area and use North Sterling Reservoir as a roost. As the Snow Geese push North, its time from Spring Turkeys. Cedar Creek Farm has a good population of turkeys, and on any given day in April or May you can see Toms strutting out in the Alfalfa field. There is a good mix of Mule Deer and Whitetail that work through the region. The shelter belts and trees offer the perfect mix of cover and shelter. The abundant food and water on the property give wild life all three key components for survival, food, Cover and Water.

**For more information or to schedule your own showing call Jake Hyland**

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



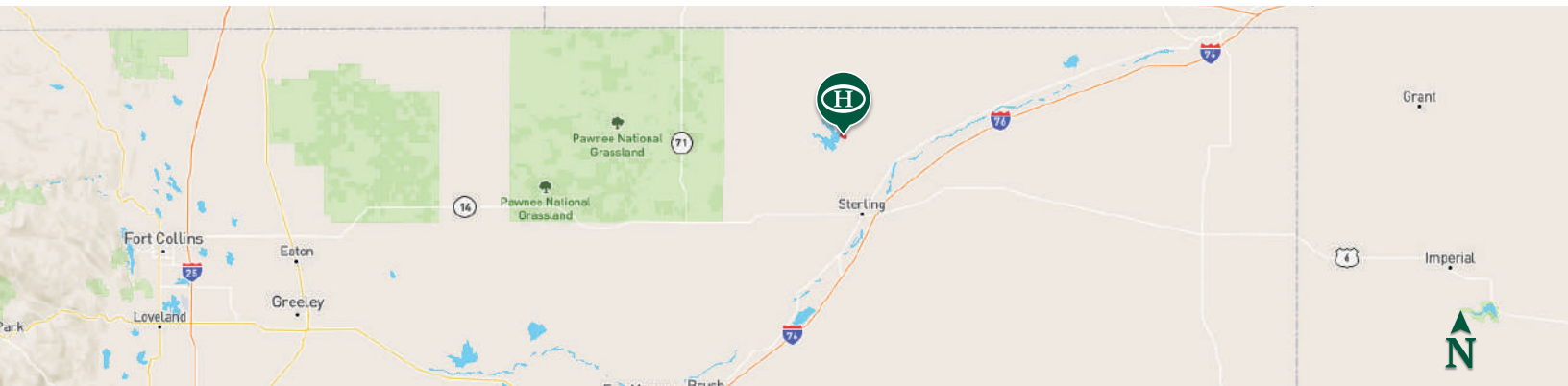






 Boundary

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






# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE





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