

# Logan County 80

80.00 Acres

Logan County, CO

\$825,000



HAYDEN  OUTDOORS<sup>®</sup>

# Logan County 80

TOTAL ACRES:

80.00

PRICE:

\$825,000

COUNTY:

Logan County

CLOSEST TOWN:

Sterling, CO

## Activities & Amenities:

ATV/Off Road  
Beach Access  
Boating/Sailing/Rafting  
Cycling/Mountain Biking  
Fishing  
Golf Course  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Hunting - Upland Birds  
Hunting - Waterfowl  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Water Access

## Land Details:

Address: 20864 County Road 32.2,  
Sterling, Colorado 80751, USA

Closest Town: Sterling

Total Acres: 80.00

Deeded Acres: 80.00

Leased Acres: 0.00

Zoning: AG

Tillable/Crop/Orchard Acres: 70

Irrigated Acres: 70

Water Rights: Yes

(2) shares of Low Line Irrigation Water

Source of lot size: Other

## Building Details

Homes: 1

Finished Sq. Ft.: 1800

Bedrooms: 3

Full Bathrooms: 2

Basement: None

## Property Summary

Logan County 80 is a sportsman's paradise partnered with high yielding productive farm ground just a mile from Sterling, Colorado. Nestled along the South Platte River, it features a spacious 1900 sq. ft. modular home, installed in 2001, and a newly built 40x60 shop with a poured floor. The property is renowned for its impressive whitetail deer, exceptional waterfowl hunting, and excellent spring turkey hunting opportunities.

## Land

This property features over 70 acres of tillable farm ground equipped with a drip irrigation system, making it ideal for various farming practices. It comes with two shares of Low Line Irrigation Water and a high-capacity well, offering excellent irrigation options. Previously farmed for hemp, it has a history of cash crops, including beans and corn, making it a versatile opportunity for buyers or investors. Whether you're looking to expand your operation or add to your portfolio, Logan County 80 is a perfect candidate for either.

## Improvements

The house features approximately 1,800 square feet of comfortable living space, including 3 bedrooms and 2 bathrooms. A spacious sunroom offers stunning views to the south, overlooking the river, making it a perfect spot for relaxation. Additionally, there's a newly constructed shop with poured floors, ideal for accommodating large machinery and providing extra dry storage. This combination of living space and functional outbuildings makes it an excellent choice for both comfortable living and practical farming needs.





## Recreation

Logan County 80 is an exceptional recreational property, perfectly situated next to thousands of acres of public river access. With excellent waterfowl hunting opportunities in the agricultural fields and quick access to the South Platte River, it's a paradise for outdoor enthusiasts. Located in Colorado Big Game Unit 92, the property boasts outstanding trophy deer hunting potential, with white-tailed deer exceeding 170" harvested in previous years. Additionally, the strong population of turkeys makes spring turkey hunting a fantastic bonus

## Region & Climate

Sterling, Colorado features a semi-arid climate characterized by hot summers and cold winters, with ample sunshine year-round. Situated on the high plains, it experiences moderate rainfall, primarily during the spring and summer months, making it suitable for agriculture. The area is known for its expansive open skies, while the nearby South Platte River adds to its natural beauty. This climate supports a variety of crops and offers ample opportunities for outdoor activities, from farming to hunting.

## Location

Sterling, Colorado, is conveniently located along Interstate 76, providing easy access to major amenities. It's approximately 90 miles east of Fort Collins and 130 miles northeast of Denver, making it a manageable drive for those seeking urban conveniences. The town offers essential services, including grocery stores, restaurants, schools, and medical facilities. Additionally, nearby recreational opportunities abound, with parks, the South Platte River, and various outdoor activities just a short drive away, enhancing the appeal of this welcoming community.

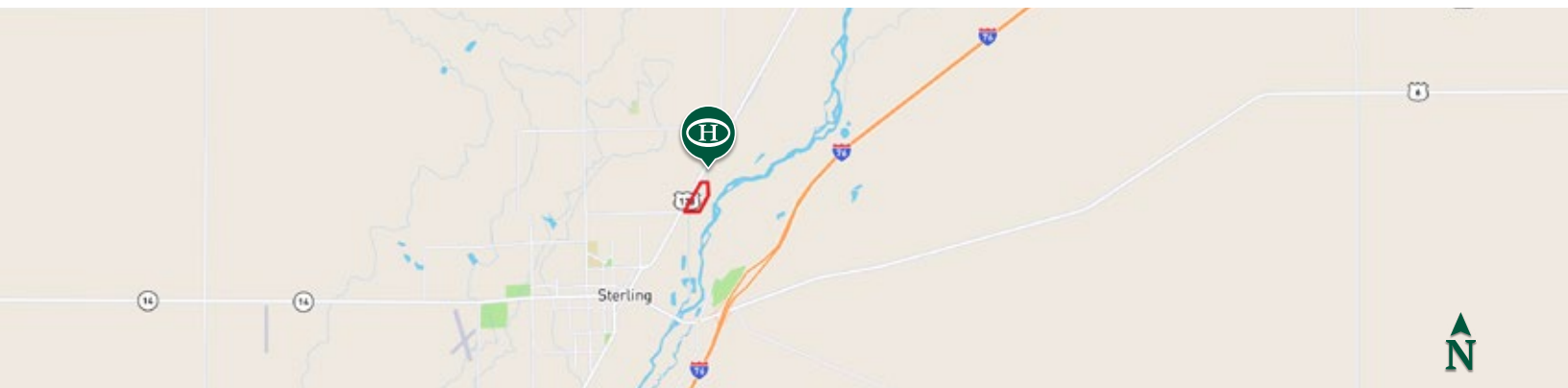
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 Boundary

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






# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE





## Chase Hinson

 Licensed in CO, FL, KS, NE, & WY  
 ChaseHinson@HaydenOutdoors.com  
 970.590.3197



## Jake Hyland

Licensed in CO, NE, SD, & WY   
Jake@HaydenOutdoors.com   
970.227.8990 