

Kloberdanz Farm

240.00 Acres | Logan County, CO | \$1,830,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Income Producing
Irrigation
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Water Rights
Wooded
State Hunting Unit: 89

Land Details

Address: 20527 County Road 36,
Sterling, Colorado 80751, USA
Closest Town: Sterling
Total Acres: 240.00
Deeded Acres: 240.00
Leased Acres: 0.00
Zoning: AG
Pasture Acres: 186
Irrigated Acres: 38
Source of lot size: Owner

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 3290
Bedrooms: 4
Full Bathrooms: 2
Half Bathrooms: 1
Three-Quarter Bathrooms: 1
Basement: Partial finished
Parking Types: Detached
Garage, Attached Garage
Outbuildings: 3



About This Property

The Klobberdanz Farm, located in Sterling, Colorado, is offered for sale for the first time in 70 years. This exceptional property features a mix of tillable crop ground, tree-lined creek bottoms, and pasture that is enrolled in CRP. With its ideal combination of country living, hunting opportunities, and agricultural production, this unique property offers both immediate enjoyment and strong long-term investment potential.





Land

The Kloberdanz Farm is a versatile property featuring irrigated crop land, pasture, and diverse wildlife habitat. Irrigated: 38 +/- acres of corn irrigated by a 6 tower Wiper Pivot. The pivot was installed in 2010 along with 3 phase underground electricity. The ditch was also resided in 2010. (Concrete) CRP/Grass: 158 +/- acres of CRP and grass. 96.43 acres is enrolled in a 15 year CRP contract with 13 years remaining. The current owner receives annual payments for the 96.43 acres under CRP. Pasture/Ditches: 28 +/- acres of pasture and ditches throughout the property. The pasture is sub irrigated dry land alfalfa hay.

Improvements

The ranch-style home is situated on 12.2 +/- acres, offering 3,290 total square feet of thoughtfully designed living space. Built in 1980, this well-maintained home features 4 spacious bedrooms, 4 bathrooms, and an attached 2-car garage, ensuring ample room for both family living and entertaining. Over the years, the home has been consistently updated to keep all systems modern and efficient. Recent improvements include new windows, a new roof, an upgraded well pump and monitoring system, and new garage doors. The 12.2 +/- acre homesite also includes 3 impressive outbuildings with concrete flooring that have electricity while 2 of the shops have heat. The two larger shops have oversized garage doors for storing equipment.

Recreation

The Kloberdanz Farm is a true haven for outdoor enthusiasts, offering a wide range of recreational opportunities. The property's diverse mix of water sources, abundant cover, and rich food supply creates an ideal habitat for both White-tailed Deer and Mule Deer, which are frequent visitors to the farm. A well-sized pond, surrounded by mature trees, serves as a favorite resting area for deer and they can be spotted all throughout the property most days. During the migration seasons, the property also attracts a variety of waterfowl, including ducks, geese, and doves. The tree-





lined creek and tree rows that wind through the property provide prime habitat for other wildlife such as pheasants, bobwhite quail, and turkeys. The abundance of wildlife, combined with the natural beauty of the landscape, creates an ideal setting for outdoor recreation of all kinds. With thoughtful wildlife and habitat management, the Klobberdanz Farm has the potential to become a true recreational paradise.

Water/Mineral Rights & Natural Resources

This property has reliable water rights, including 7.5 shares of Sterling Irrigation Company, along with 1 share each of the Pawnee Canal and Pawnee Extension Company. Additionally, all mineral rights associated with the property will convey.

History

Sterling, Colorado, founded in 1881, has a rich history shaped by agriculture and the railroad. As a key stop on the Chicago, Burlington & Quincy Railroad, it quickly became a vital trading hub for farming communities in northeastern Colorado. The area's fertile plains and reliable water resources made it ideal for farming. Over time, Sterling grew into a center of commerce, agriculture, and culture. Its proximity to the South Platte River, along with oil and gas exploration in the 20th century, further fueled its economic growth, creating a diverse and thriving community.





Location

Sterling, Colorado, is located in the northeastern part of the state, approximately 100 miles northeast of Denver. Situated along the South Platte River, the city is in the heart of the plains, surrounded by expansive agricultural field. It serves as the county seat of Logan County and is a key regional hub for commerce, agriculture, and transportation. Sterling's central location in the tri-state area—near the borders of Nebraska and Wyoming—makes it a strategic point for both local and regional trade.

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Buyer Process

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- RICK STEINER, SELLER/BUYER

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 Boundary



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Chase Hinson

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



John Herrity

📍 Licensed in CO, NE, SD, IA, & AK
 ✉ John@HaydenOutdoors.com
 📞 970.685.0645