



Resolis Irrigated Crop and Pasture

1352± Acres - Matheson, Colorado

PROPERTY HIGHLIGHTS

- **\$2,400,000**
- **Taxes \$1,750**
- **US Hwy Access**
- **3 irrigation wells**
- **3 stock tanks and 1 dirt tank**
- **3 sprinklers with 160-acres under pivot.**
- **Perimeter & Cross Fencing**



This 1,352-acre (+/-) tract is located just east of the town of Matheson in eastern Elbert County. Access is provided by US Highway 24 via Resolis Road with primary services located in Limon to east and Falcon/Colorado Springs to the west.



Irrigation is provided by (3) sprinklers (2 Valley and 1 Zimmatic) with 160-acres under pivot. The sprinklers are supplied by (3) irrigation wells rated at a maximum pumping rate of 449 g.p.m. with a commingled annual appropriation of 400 acre-feet and positioned just south of Big Sandy Creek. The irrigated portions were most recently planted in corn and will remain fallow in 2025. Soil composition consists primarily of Nunn loam and Truckton sandy loam.

The pasture areas contained north of the Big Sandy drainage consist of gently rolling topography with five-strand barbed wire perimeter and cross fencing. Primary forage sources consist of Western Wheat and Gramma grasses. Stock water is provided by (4) drinkers dispersed throughout (3 stock tanks and 1 dirt tank).



This 1,352-acre (+/-) tract provides a unique combination of irrigated ground and highly grazable pasture for the eastern Elbert County area. Big Sandy Creek draws Mule Deer, Pronghorn and Turkey to the property with a number of trophy class bucks taken on-site and from the surrounding ranch over the years. Elk can be seen on occasion feeding from the prior corn crop and moving along the creek bottom. The parcel is not encumbered by a conservation easement. The owner may consider the separate sale of the irrigated ground or pasture portions.

Call Brent Hedrick for a private tour.



Scan for
additional
information!



**BRENT
HEDRICK**

Employing Broker - CO & WY
Associate Broker - NM

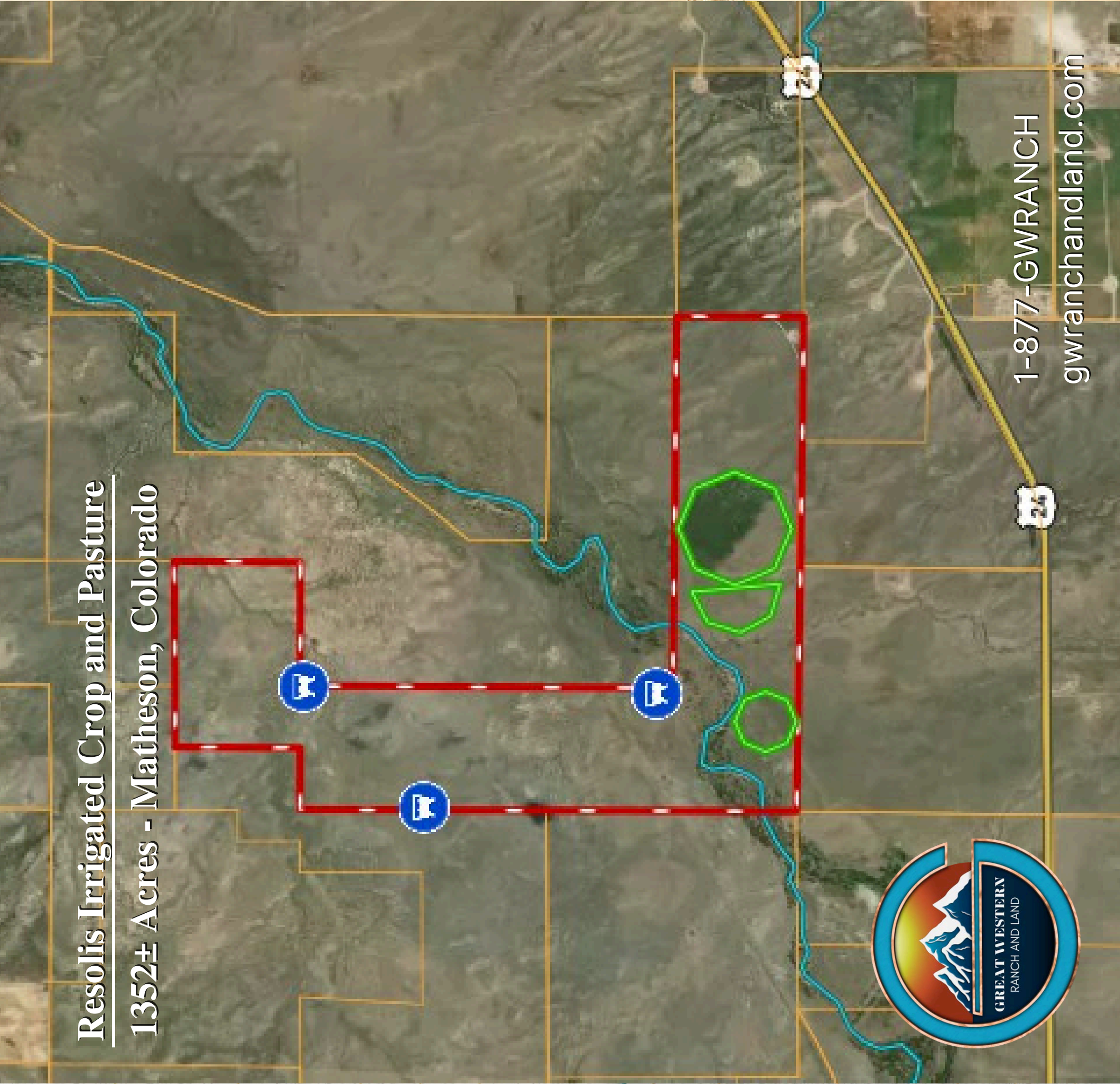
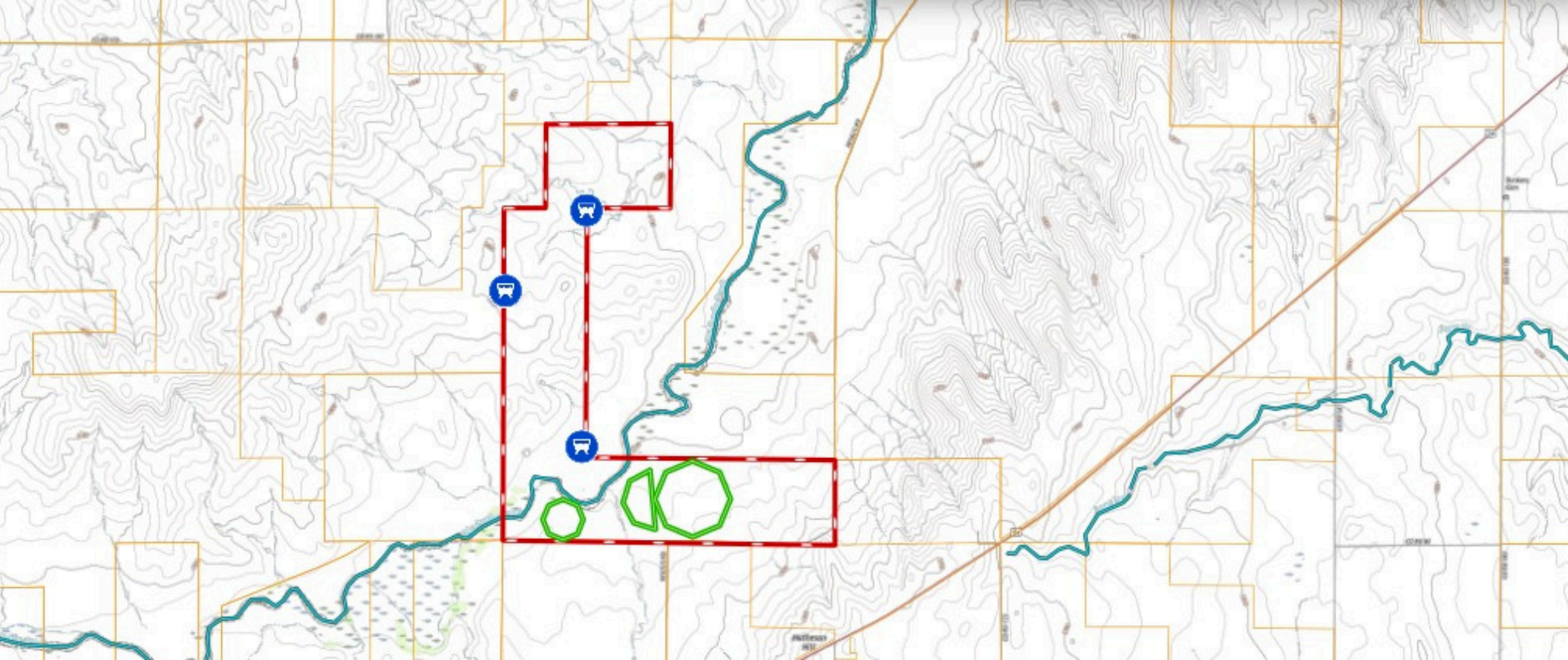
719-659-7598

brent@gwranchandland.com





Resolis Irrigated Crop and Pasture
13522± Acres - Matheson, Colorado



1-877-GWRANCH
gwranchandland.com