SKOLD CENTURY FARM
320 Acres • Sedgwick County, Colorado • $1,995,000

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PROPERTY SUMMARY
$1,995,000
TOTAL ACRES: 320.00
CLOSEST TOWN: Haxtun
COUNTY: Sedgwick County
PROPERTY TYPE: Residential, Farms, Homes
HOME STYLE: 2 Story
STATE HUNTING UNIT: 93

ACTIVITIES & AMENITIES
ATV/OFF ROAD
CATTLE/RANCH
EQUESTRIAN
FARM/CROPS/AG
HOUSE/CABIN
HUNTING - PREDATOR/VARMINT
HUNTING - SMALL GAME
HUNTING - UPLAND BIRDS
INCOME PRODUCING
IRRIGATION

LAND DETAILS
TOTAL ACRES: 320.00
ZONING: Residential/ Agricultural
ELEVATION: 3,910 ft
TOPOGRAPHY: Level
IRRIGATED ACRES: 205.00
ESTIMATED TAXES: $6,047.08
SOURCE OF LOT SIZE: Assessor/Tax Data

BUILDING DETAILS
HOMES: 1
TYPE OF HOME(S): Stick Frame w/ Brick Veneer
FINISHED SQFT: 5,025
BEDROOMS: 5
BATHROOMS: 3
BASEMENT: Partial Finished
YEAR BUILT: 1983
OUTBUILDINGS: 6+
OUTBUILDING TYPES: Pole Building/ Shop Barn, Quanset, Feed Buildings
OTHER IMPROVEMENTS: Corrals, Fencing, Panels, Grain Bins
FENCE TYPE: Wood, Steel
PROPERTY SUMMARY: A very productive 320 acre irrigated farm with outstanding home and agricultural improvements. Located on the southern edge of Sedgwick County just 16 miles from the town of Haxtun, Colorado. Homesteaded by the Skold family in 1911, this is a once-in-a-lifetime opportunity to own a good sized tract in an area of long time family farms. The land is level, farms easily, and is being leased to a good farmer who cares for it. This farm would make an outstanding headquarters to any farming operation or an excellent income producing investment. Soils are nearly 100% Haxtun loamy sand. Being sold subject to the 2020 crop lease, transferrable to buyer. Immediate possession of home and improvements.

Farms with land and improvements of this caliber are rarely offered for sale in this area and will no doubt be generations down the road before it becomes available again. You now have the opportunity to add this farm to your operation or investment portfolio.

LOCATION: The land is centrally located 16 miles from Haxtun, 18 miles from Holyoke, and 18 miles from Ovid, Colorado and located in the Haxtun school district.

ACREAGE: The property contains 316+/- taxed acres. Approximately 21.69 acres of farm improvements, 205 acres are irrigated cropland, and 89.3 acres are in dryland cultivation.

IMPROVEMENTS:

HOME - Built by a local contractor in 1983, the home is a 5 bedroom, 3 bath, all brick structure with 5,025 sq. ft. finished on three levels and includes an elevator from the main floor to the basement. Located just inside the door is a modern office with custom built-ins used as headquarters to the Skold farming operation. There is an attached mother-in-law suite with one bedroom, one bath and an oversized 2 stall garage.

OUTBUILDINGS – A 64 x 120 pole type shop building with ¾ bath. 1/2 of the building is finished with floor drains and an in-floor heating system and includes a 16’ x 26’ office area with kitchen. Two large sliding doors are 20’ x 15’ and 32’ x 16’ and can accommodate today’s larger farm equipment including combines. There is a 900 sq. ft. concrete apron on the south side. I have not seen a shop building this clean and well appointed! There is a 40’ x 80’ steel quonset building with concrete floor and 2 large overhead doors. An original wood frame barn is located on the farm along with 3 other livestock sheds/utility buildings. There is a 10’ x 70’ drive over truck scale with concrete deck and approach aprons and a 10’ x 12’ scale house.

GRAIN STORAGE - 8 large grain bins with approximately 200,000 bushel storage capacity, 2 have pits and 6 have drying floors. There are three additional smaller bins. The bins with dryer floors are equipped with a Sentry PAC grain temperature and moisture monitoring system.

LIVESTOCK: The farm is set up to accommodate up to a 600 head cattle feeding operation and boasts 584 lineal ft. of wooden feed bunk with 8’ concrete pads, approximately 1750 lineal ft. of wooden fence, windbreak, and metal corral panels. Includes two concrete waterers, a metal working circle, and hydraulic working chute. This is a nice lot for any farm or ranch operation, complete with concrete silage bunker that is 30’ x 80’ with 10’ sidewalls. There are livestock support buildings and ample water with a well permitted for cattle feeding operations.

IRRIGATION: Situated above the Ogallala Aquifer are two center pivot irrigation systems installed in the early 1990’s. One is a Valley 7 tower and the second is a Zimmatic ½ sweep watering approximately 205 acres.

FSA INFORMATION: According to the Farm Service Agency there are 320.26 acres of farmland with 296.87 acres cropland including a 233.0 acre corn base with a 122 bu. PLC yield and a 1.8 acre wheat base with a PLC yield of 70.
MINERAL RIGHTS: All mineral rights appurtenant to the property owned by the sellers will transfer with the real estate. Sellers make no representation regarding what mineral rights they presently own.

TAXES: The 2018 real estate taxes payable in 2019 are $6,047.08 annually.

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