

Stanley Farm

310.00 Acres | Logan County, CO | \$3,800,000



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Activities & Amenities

ATV/Off Road
Canal
Cattle/Ranch
Cycling/Mountain Biking
Dairy
Development Potential
Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Upland Birds, Waterfowl
Income Producing
Irrigation
Mineral & Water Rights
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Propane
Recreational Business
Water Shares (different from water rights)
State Hunting Unit: 90

Land Details

Address: 24443 HWY 138, Iliff, Colorado 80736, USA
Closest Town: Iliff / Sterling
Total Acres: 310.00
Deeded Acres: 310.00
Zoning: Ag
Tillable/Crop/Orchard Acres: 285
Pasture Acres: 22
Irrigated Acres: 285
Water Rights: Yes, 52-Iliff Ditch Shares & 94.5 Prewitt Res. Shares
Mineral Rights: Yes
Estimated Taxes: \$7,375 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 3
Style of Home(s): 2 Story
Finished Sq. Ft.: 3422
Bedrooms: 3
Basement: None



Property Summary

310± Acres | 4 Bed • 2.5 Bath Custom Home | Strong Water Rights | Pivot & Flood Irrigation | Highway Frontage

52 shares of Iliff Ditch Water and 94.5 shares of Prewitt Reservoir irrigation water Located just off Highway 138 near Iliff, Colorado. The Stanley Farm is a premier irrigated farm combining highly productive acreage, exceptional water rights, and quality residential improvements.





Land

The Stanley Farm is offered with **310± total acres**, this operation is strategically designed for efficiency, versatility, and long-term agricultural production.

Of the total acreage, **202± acres** are under two well-maintained center pivots, offering dependable and uniform crop irrigation. An additional **83± acres** are **flood irrigated**, providing flexibility for a variety of crops and management styles. This combination of pivot and flood irrigation makes the farm adaptable and operationally diverse.

The property is exceptionally well-watered, supported by **52 shares of Iliff Ditch Water** and **94.5 shares of Prewitt Reservoir irrigation water**—a rare and valuable water portfolio in northeastern Colorado. These senior rights provide outstanding reliability year after year, helping ensure strong production even in dry cycles.

A spacious **4-bedroom, 2.5-bath custom home** anchors the homestead, offering comfort, functionality, and scenic views of the surrounding farmland. The home provides plenty of room for family living, guests, or on-site management and is positioned conveniently within the heart of the operation.



With excellent access directly off Highway 138, the property allows for easy logistics, equipment movement, and commodity hauling. The fields, pivots, and homestead are thoughtfully laid out, providing smooth operational flow and room for equipment storage, livestock areas, or future improvements.

Combining strong water rights, productive soils, quality irrigation systems, and comfortable on-site living, **The Stanley Farm** is well-suited for established producers, investors seeking irrigated acreage, or buyers looking for a balanced farm-and-home setup. Large, well-watered operations of this caliber in the Lliff area are increasingly hard to find.

*****The farm is currently leased, providing immediate income potential for the next owner.— Call Jake Hyland for more information or to set up your own, personal, qualified showing.**



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BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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



Jake Hyland

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