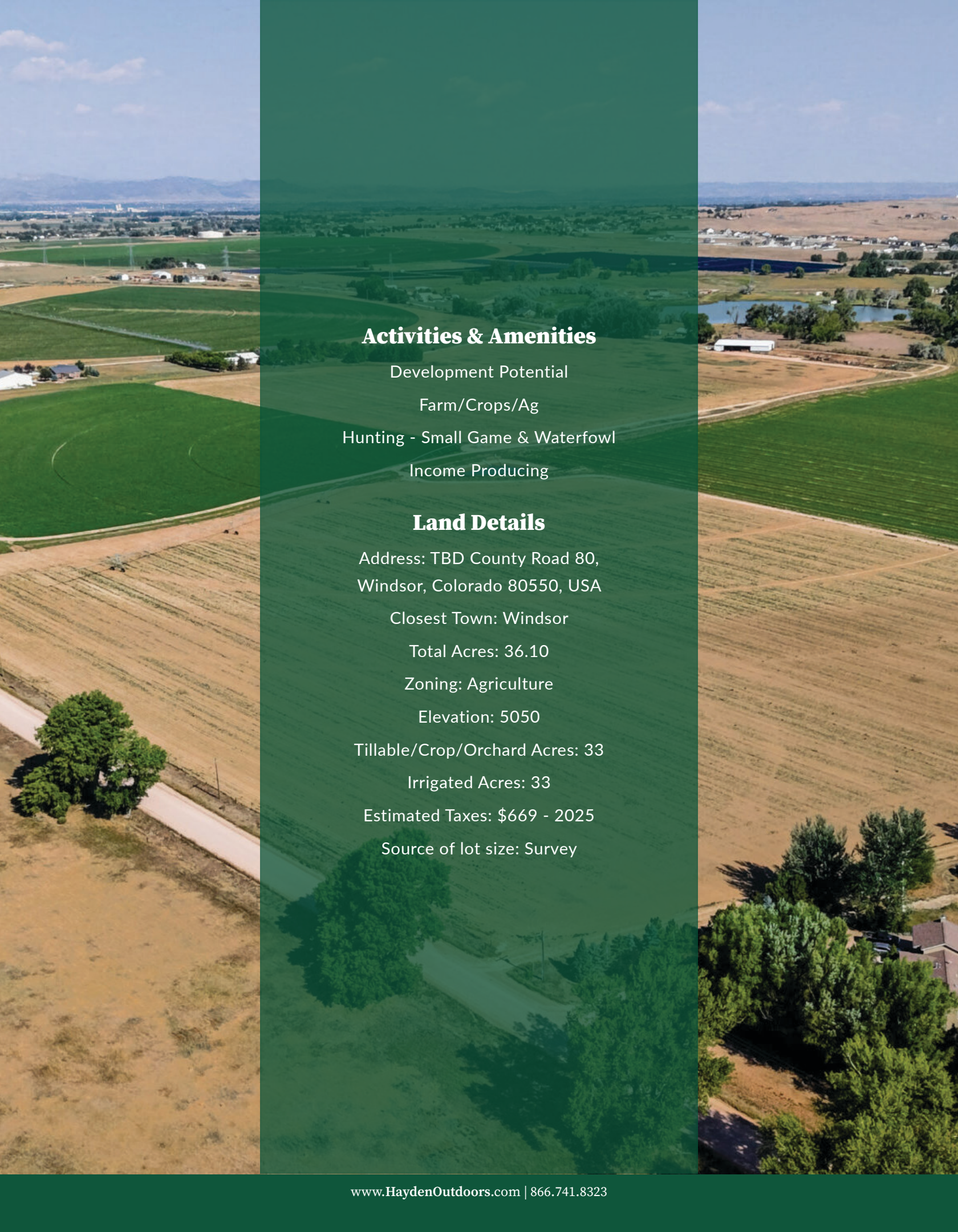


SY Quarter Circle-South Parcel

36.10 Acres | Weld County, CO | \$775,000



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Activities & Amenities

Development Potential

Farm/Crops/Ag

Hunting - Small Game & Waterfowl

Income Producing

Land Details

Address: TBD County Road 80,
Windsor, Colorado 80550, USA

Closest Town: Windsor

Total Acres: 36.10

Zoning: Agriculture

Elevation: 5050

Tillable/Crop/Orchard Acres: 33

Irrigated Acres: 33

Estimated Taxes: \$669 - 2025

Source of lot size: Survey



About This Property

Prime 36-acre irrigated farmland just north of Windsor with frontage on County Road 80. This level, vacant parcel features a quarter-circle center pivot sprinkler system capable of irrigating the entire property, with flood irrigation capability as well. Productive soils, excellent access, and a desirable Northern Colorado location make it ideal for farming, hay production, livestock, or long-term investment.





Land

Non-Irrigated

Kim loam, 1 to 3 percent slopes

Capability

Susceptibility to erosion.

Soils may be well suited to only two or three of the common crops or the harvest produced may be low in relation to inputs over a long period of time. these soils may be used for crops, pasture, range, woodland, and wildlife.

Irrigated

Capability

Susceptibility to erosion.

Soils have limitations that reduce the choice of plants and/or require special conservation practices. when used for cultivated crops the conservation practices are usually more difficult to apply and maintain. these soils may be used for cultivated crops, pasture, range, woodland, and wildlife.

Agriculture

This setup supports high-output operations typical of Weld County, Colorado's top agricultural county. Common crops include:

- Corn (grain and silage) — A staple, with strong water availability boosting yields.
- Alfalfa and grass hay/forage — Multiple cuttings per season for livestock feed.
- Wheat (winter varieties prominent).
- Other rotations — Dry beans, sorghum, or sugar beets (historically significant).

Irrigated acres here can deliver reliable production, with regional examples showing strong forage yields (e.g., several tons per acre for alfalfa/grass hay) and grain output. Livestock integration, such as cattle grazing on residues or pasture, adds versatility.





General Operations

The farm offers income potential from crop sales, hay, or custom farming, alongside wildlife habitat (deer, waterfowl) for hunting leases. Infrastructure like pivots, ponds, shops, or cattle facilities (seen in nearby properties) enhances efficiency. Proximity to urban areas supports direct markets, agritourism, or transition potential while preserving ag use.

Overall, this irrigated farm represents a solid, productive asset in one of Colorado's premier ag zones—blending fertile land, dependable water, and strategic location for ongoing farming success or diversified operations.

Region & Climate

The Northern Colorado Front Range has a cold semi-arid climate, characterized by low humidity, abundant sunshine (often over 300 days per year), and strong seasonal and diurnal temperature swings due to its high elevation and continental interior position.

- **Temperatures:** Summers feature warm to hot days (highs averaging 80–85°F in July, with occasional peaks near 95–100°F) and cooler nights. Winters bring cold temperatures (highs around 40–45°F in January, lows often below freezing, with extremes dipping to 0°F or lower). Large daily ranges are common (20–30°F or more).
- **Precipitation:** Annual totals average 12–18 inches (lower on the plains, higher near the foothills), with most falling as rain during spring and summer thunderstorms (May–August peak) and snow in winter. Snowfall varies but supports seasonal water storage.
- **Growing Season:** Typically 150–165 days (late April/early May to early/mid-October), suitable for irrigated agriculture but limited by frost risk and variable moisture.
- **Other Factors:** Chinook winds (warm, dry downslope winds) can cause rapid temperature spikes and snowmelt in winter. Thunderstorms, hail, occasional tornadoes, and wildfire risk (especially in dry periods) are notable hazards.





Location

The property sits south of Highway 14 and east of Highway 257 about 4 miles from the town of Severance and 6 miles north of the town of Windsor.

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Hayden Outdoors *Buyer Process*

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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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- RICK STEINER, SELLER/BUYER

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