

# FOR SALE

## MELCHER IRRIGATED FARM

478.78 Deeded Acres Near Holly, CO



**PRICE IMPROVEMENT**

This farm has great access via State Highway 89 and all-weather county-maintained roads. There is 3-phase power on the 3 sides. Soils are some of the highest producing capabilities in the area which stands behind the high yields seen on this property. If not the, this is one of the cleanest noxious weed free farms in the area.

GENE CRUIKSHANK, ALC  
Owner/Broker

**2CR2** CRUIKSHANK  
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Licensed in Colorado, Kansas, Oklahoma & New Mexico



## Melcher Farm information

**Location:** From Holly, CO 13.5 miles South on State Highway 89. The East side borders the Hwy and all-weather county roads P & R on the South and North

**Size:** 478.78 Deeded Acres  
372 Sprinkler Irrigated  
99.46 Dry Cropland  
7.32 Other

**Water:** Three irrigation wells located in the Southern High Plains Water District

Permit # 17901-FP • 80 GPM – Depth 460 ft.  
Permit # 17906-FP • 150 GPM – Depth 525 ft.  
Permit # 17907-FP • 400 GPM+ – Depth 525 ft.

**Soils:** See Soils Map

**Irrigation System:** 2013, 15 tower Valley polylined sprinkler with GPS guidance system which AgSense monitors. The system operates efficiently with 6psi regulators. The sprinkler, system booster pump and generator are driven by an 8.1 ci engine. For improved efficiency the booster pump has a VFD. This generator also powers the nearby submergible irrigation pump. The second submersible pump is powered by a generator driven by a 4-cylinder engine. The third irrigation well is a turbine pump driven via an 8.8 ci engine. All engines are PSI (Power Solutions Inc) engineered and run-on natural gas. The underground pipeline system connects all wells into a central system.



### FSA Data

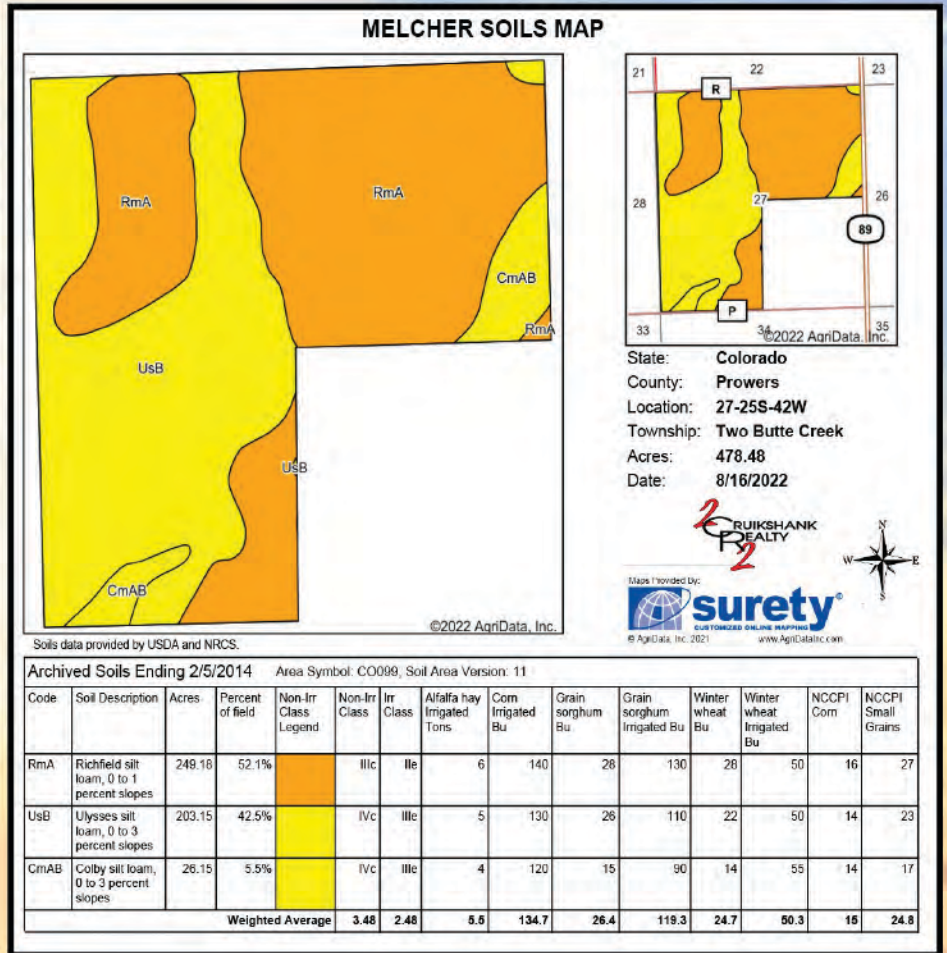
Crop	Basis	Yield*
Corn	224.0	169
Wheat	202.5	70
Grain Sorghum	6	76
Sunflowers	4.6	723

### T-Yields

Irrigated Corn	197 bu.
Non Irrigated Corn	54 bu.
Irrigated Wheat	89 bu.
Non Irrigated Wheat	50 bu.
Irrigated Grain Sorghum	71 bu.
Non Irrigated Sorghum	33 bu.

\* These are combination dryland and irrigated yields





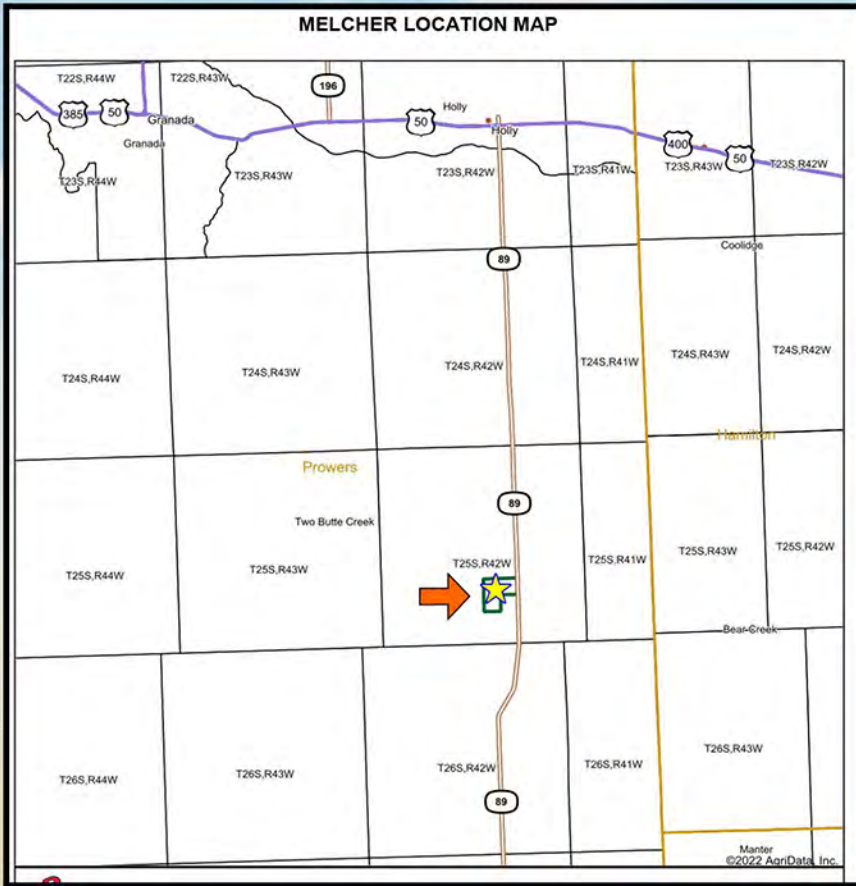
**Minerals: All Sellers Interest -100%**

**Taxes: \$1,619.14 – 2021**

**Price: \$1,600,000**

**Was \$1,900,000**





All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.

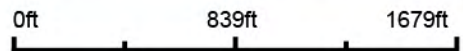
# Aerial Map



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Map Center: 37° 50' 44.83, -102° 7' 30.98



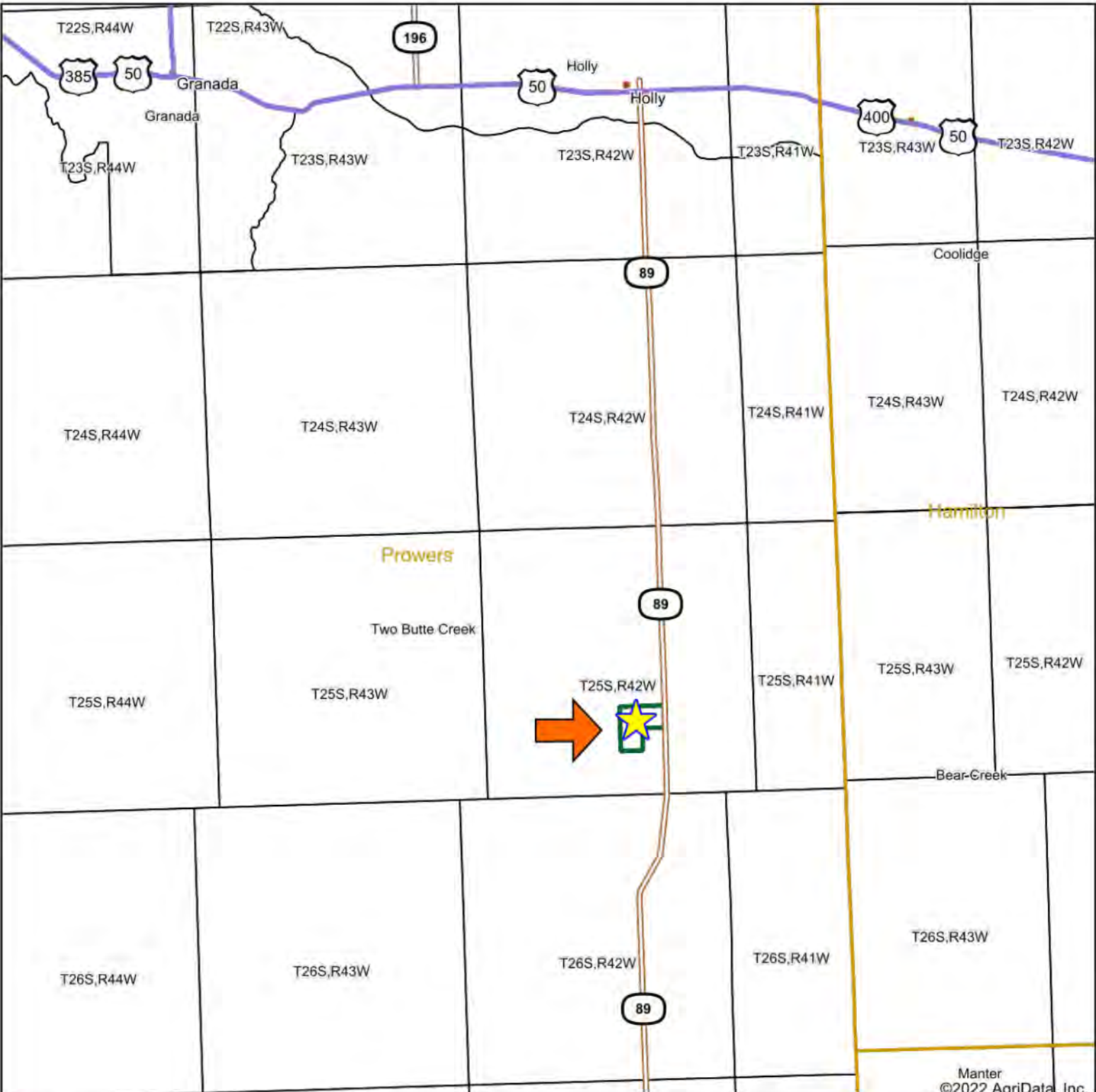
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**27-25S-42W**  
**Prowers County**  
**Colorado**



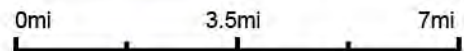
8/16/2022

# MELCHER LOCATION MAP



Manter  
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map center: 37° 54' 16.8, -102° 9' 41.72

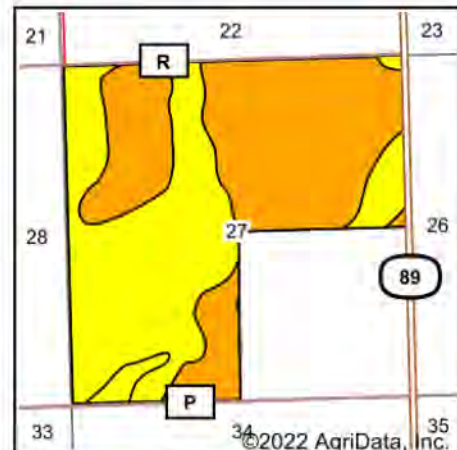
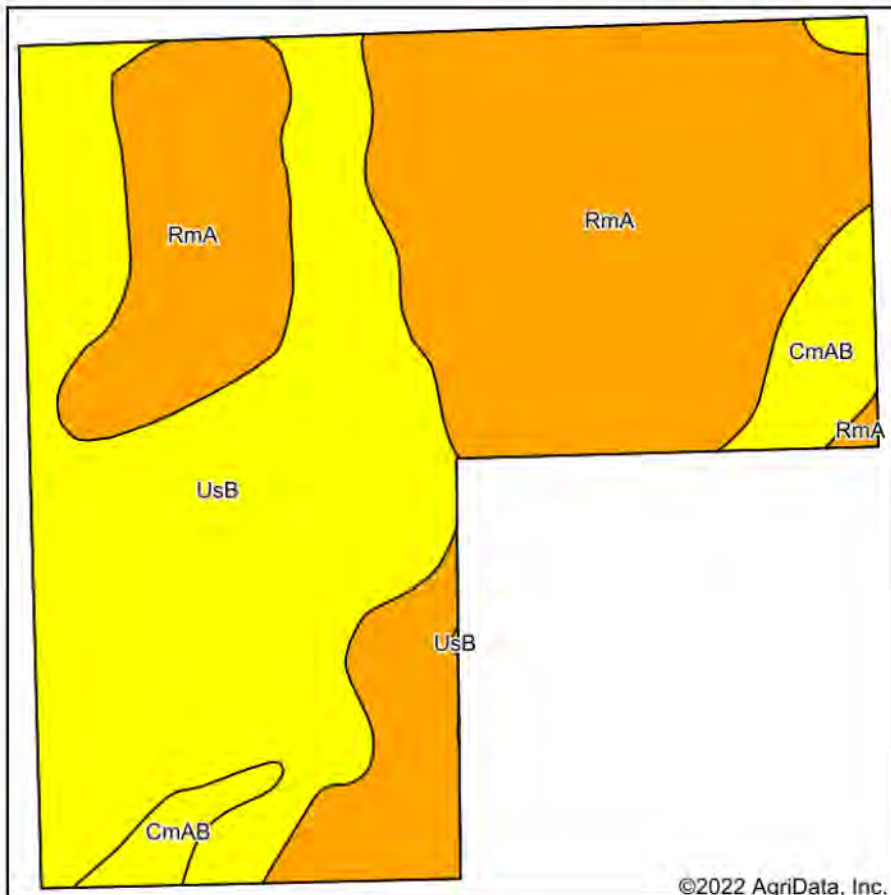


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# MELCHER SOILS MAP



State: **Colorado**  
 County: **Prowers**  
 Location: **27-25S-42W**  
 Township: **Two Butte Creek**  
 Acres: **478.48**  
 Date: **8/16/2022**

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Soils data provided by USDA and NRCS.

## Archived Soils Ending 2/5/2014 Area Symbol: CO099, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu	NCCPI Corn	NCCPI Small Grains
RmA	Richfield silt loam, 0 to 1 percent slopes	249.18	52.1%		IIc	Ile	6	140	28	130	28	50	16	27
UsB	Ulysses silt loam, 0 to 3 percent slopes	203.15	42.5%		IVc	IIIe	5	130	26	110	22	50	14	23
CmAB	Colby silt loam, 0 to 3 percent slopes	26.15	5.5%		IVc	IIIe	4	120	15	90	14	55	14	17
<b>Weighted Average</b>					<b>3.48</b>	<b>2.48</b>	<b>5.5</b>	<b>134.7</b>	<b>26.4</b>	<b>119.3</b>	<b>24.7</b>	<b>50.3</b>	<b>15</b>	<b>24.8</b>

Soils data provided by USDA and NRCS.