



County Line Dryland

320 +/- Acres | Phillips County, CO | \$569,000



ADDRESS

0 County Rd 29
Ovid, CO 80744

LOCATION

Located at the intersection of Phillips County Rd 29 and County Rd 42.

PROPERTY SUMMARY

319.39 acres of dry land farm ground available for immediate possession located in Northern Phillips County, Colorado on the Sedgwick County line. This land is level to slightly rolling and well maintained. Soils consist mainly of Rago, Kuma loam, Haxtun, and Julesburg loamy sand. This field has excellent access on the east and west sides by county road, with a nice field road running along the southern property line. This half section is located 10 miles north and 3 miles west of Holyoke, CO, and 15 miles south of Ovid at the intersection of County Rd 42 and County Rd 29. There are 121.89 acres wheat base acres with a PLC yield of 37 bushel, 66.97 acres corn base acres with a PLC yield of 91 bushel, and 14.45 acres sunflower base acres with a PLC yield of 1256 lbs. 2024 property taxes are \$1,692.84. There are no wind leases on the property.

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