



160 Acres of Quality Dryland Farm Ground

160 +/- Acres | Phillips County, CO | \$360,000



ADDRESS

00 County Rd 59
Holyoke, CO 80734

LOCATION

Take Hwy 6 east of Holyoke to County Rd 59. Turn south and proceed 1/2 mile south. Parcel is located on the east side of the road at the intersection of CR 59 and CR 20.

PROPERTY SUMMARY

160 acres of quality dryland farmland with immediate possession at closing. Over 70% of the parcel features productive Platner, Rago, and Kuma loam soils. The land is mostly level with shallow lagoons and offers convenient access from a county road. The property includes 3.7 acres enrolled in CRP through 2035 with a \$40 annual payment. Strong base acres add value, with 69.33 wheat base acres (45 bu PLC yield) and 69.67 corn base acres (121 bu PLC yield). A well-balanced offering of reliable soils, income potential, and accessible location—ideal for operators or investors seeking solid dryland production ground.

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