

# LAND AUCTION

1,460 AC± | 3 TRACTS | CROWLEY CO, CO



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

**AUCTION DATE:** 7/29/26 **AUCTION TIME:** 10 AM MT

**AUCTION HELD AT:** VFW POST 336  
104 ARKANSAS AVE, ORDWAY, CO 81063

Located in eastern Colorado's productive ranching country, this exceptional 1,460± acre Crowley County ranch auction presents a rare opportunity to acquire a large, contiguous landholding with multiple ownership and investment options. Offered in three individual tracts as well as the entirety, this property combines grazing land, recreational opportunities, existing improvements, excellent access, and proximity to some of southeastern Colorado's most notable outdoor resources.

Situated near the town of Ordway and just a short distance from Lake Meredith Reservoir, the property features level to gently rolling terrain characteristic of the eastern Colorado plains. The landscape features a combination of native grass pasture, seasonal drainage corridors, and open prairie, supporting both livestock operations and recreational pursuits. The ranch has historically been utilized for grazing and offers substantial potential for continued agricultural use consistent with Crowley County land use regulations.

One of the property's most appealing features is the presence of Bob Creek, which traverses portions of the ranch and provides natural wildlife travel corridors. The creek bottom habitat, combined with expansive grasslands, attracts a variety of wildlife species throughout the year. Pronghorn are commonly observed across the property, while both mule deer and whitetail deer utilize the Bob Creek corridor and surrounding habitat. The proximity to Lake Meredith Reservoir further enhances the ranch's recreational appeal, offering convenient access to fishing, boating, wildlife viewing, and other outdoor activities.

This auction provides buyers the opportunity to bid on individual tracts, combinations of tracts, or the entire ranch, allowing purchasers to tailor ownership to their specific goals and objectives.

## Tract 1 Description: 804± Acres

Tract 1 consists of approximately 804± acres and offers one of the most diverse ownership opportunities within this Crowley County auction. Combining residential improvements, extensive grazing acreage, Bob Creek habitat, and outstanding access, this tract is well-suited for agricultural, recreational, and investment-minded buyers.

The property sits a 1,174± square-foot home on approximately two acres. The residence is served by a Crowley County Water Association tap and propane heat, providing the essential utilities needed for year-round occupancy. A nearby 460± square-foot utility building provides additional storage and operational support.

## Tract 2 Description: 320± Acres

Tract 2 encompasses approximately 320± acres and combines productive grazing acreage with existing livestock infrastructure, appealing to ranchers, cattle operators, and agricultural investors.

The tract includes approximately 27± acres of a historically utilized feedlot. Existing improvements include two large pens, feeding bunks, water access, and two stock tanks. These features provide a foundation for livestock operations and may be valuable to buyers seeking agricultural infrastructure.

The balance of the acreage consists of native grassland suitable for grazing and agricultural use consistent with local regulations. The terrain is generally level to gently rolling, creating a practical and manageable landscape for ranch operations.

## Tract 3 Description: 336± Acres

Tract 3 contains approximately 336± acres and offers a highly accessible eastern Colorado grassland property with outstanding transportation exposure and multiple access options.

The tract consists primarily of native grass pasture characterized by level to gently rolling topography typical of Crowley County. The landscape is well-suited for grazing operations and provides flexibility for agricultural use consistent with county regulations.

<b>CRP Acres/Payment:</b>	NO CRP	<b>Possession:</b>	Immediate possession
<b>Lease Status:</b>	Open tenancy for 2026	<b>Survey Needed?:</b>	NO survey needed
<b>Brief Legal:</b>	Tract 1: 804± acres with home S34 T21S R57W except pt NE ¼ and pt NE SE and pt W ½ S27 T21S R57W Crowley Co CO ; Tract 2: 320± acres W ½ S36 T21S R57W Crowley Co CO; Tract 3: 336± acres S21 T21S R57W all south of highway 96 Crowley Co, CO		
<b>PIDs:</b>	108-02128, 10801307, 108-00712, 108-02128		
<b>Lat/Lon:</b>	38.1923, -103.76195		
<b>Zip Code:</b>	81063		

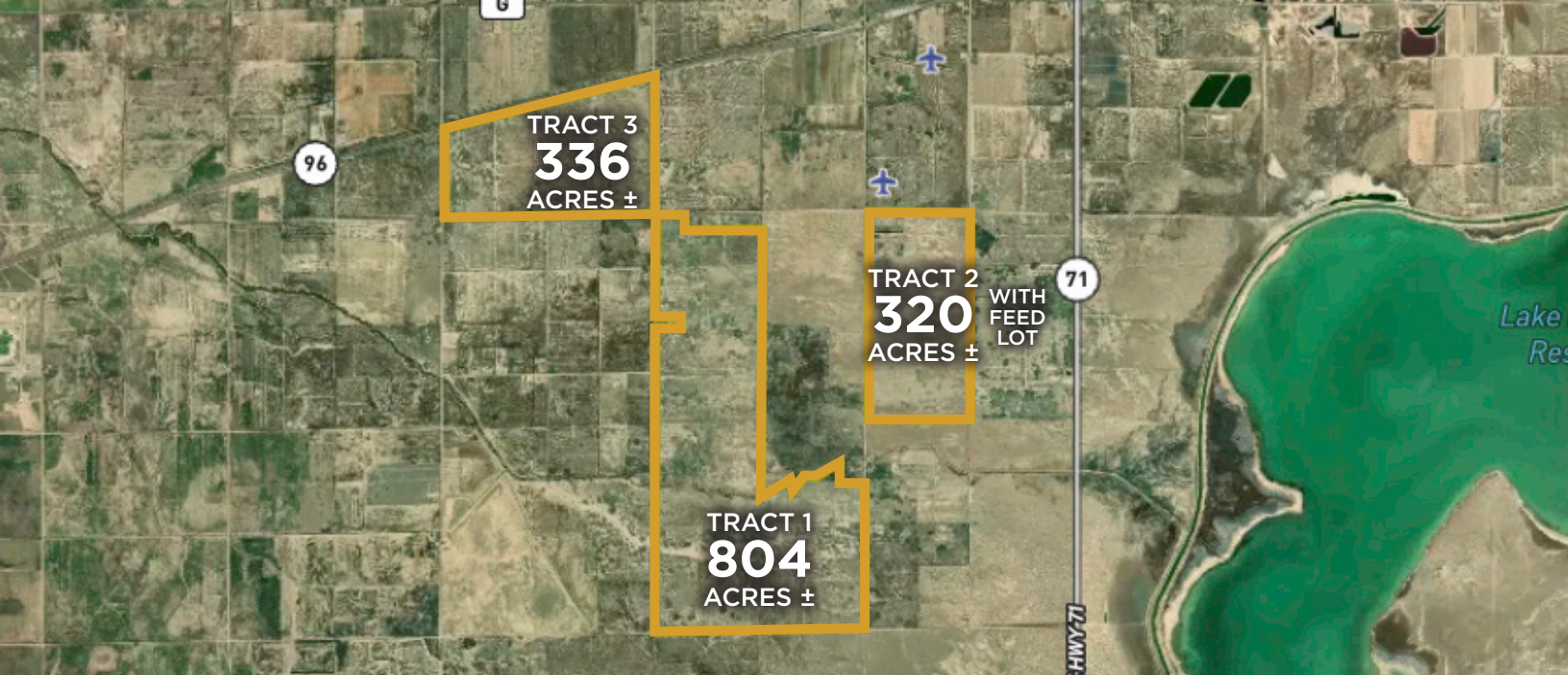
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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## RANCHANDFARMAUCTIONS.COM

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