

# LAND AUCTION



## 480 AC± | 1 TRACT | ALAMOSA CO, CO

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 11/3/25 **AUCTION TIME:** 11 AM MT

**AUCTION HELD AT:** FAMILY RECREATION CENTER  
2222 OLD SANFORD RD, ALAMOSA, CO 81101

### Alamosa Irrigated Farm for Sale — 480 Acres | Colorado Farm Auction

This 480-acre income-producing farm in the San Luis Valley is a premier agricultural offering scheduled for auction. With 378 irrigated acres under three center pivots (one brand new Pierce Pivot), the land consistently yields around 2,000 tons of hay annually. Surface water rights include five shares of the Commonwealth Ditch Co., plus two adjudicated wells (700' and 2,640') — all feeding a professionally engineered reservoir with underground irrigation infrastructure. Located just 10 minutes from Alamosa with paved county road and highway access, this high-yield alfalfa farm is ideal for 1031 exchange buyers, legacy farmers, and land investors seeking dependable ROI. Property includes a 3-bed farmhouse, detached garage, and grain silos. Discover a rare opportunity to own irrigated farmland in Colorado's fertile San Luis Valley.



<b>Deeded Acres:</b>	480 total - 378 Irrigated
<b>Soil Types:</b>	San Arcacio sandy loam, Villa Grove sandy clay loam
<b>CRP Acres/Payment:</b>	No CRP
<b>Taxes:</b>	\$19,640.92 in 2024
<b>Lease Status:</b>	Open Tenancy for 2026 crop year
<b>Possession:</b>	Immediate possession subject to the current tenant's rights for 2025
<b>Survey Needed?:</b>	No survey needed
<b>Brief Legal:</b>	480± acres NW ¼ SW ¼ and NE ¼ S28 T37N R9E Alamosa Co, CO 541128100006
<b>PIDs:</b>	541128100006
<b>Lat/Lon:</b>	37.4247, -105.99329
<b>Zip Code:</b>	81101



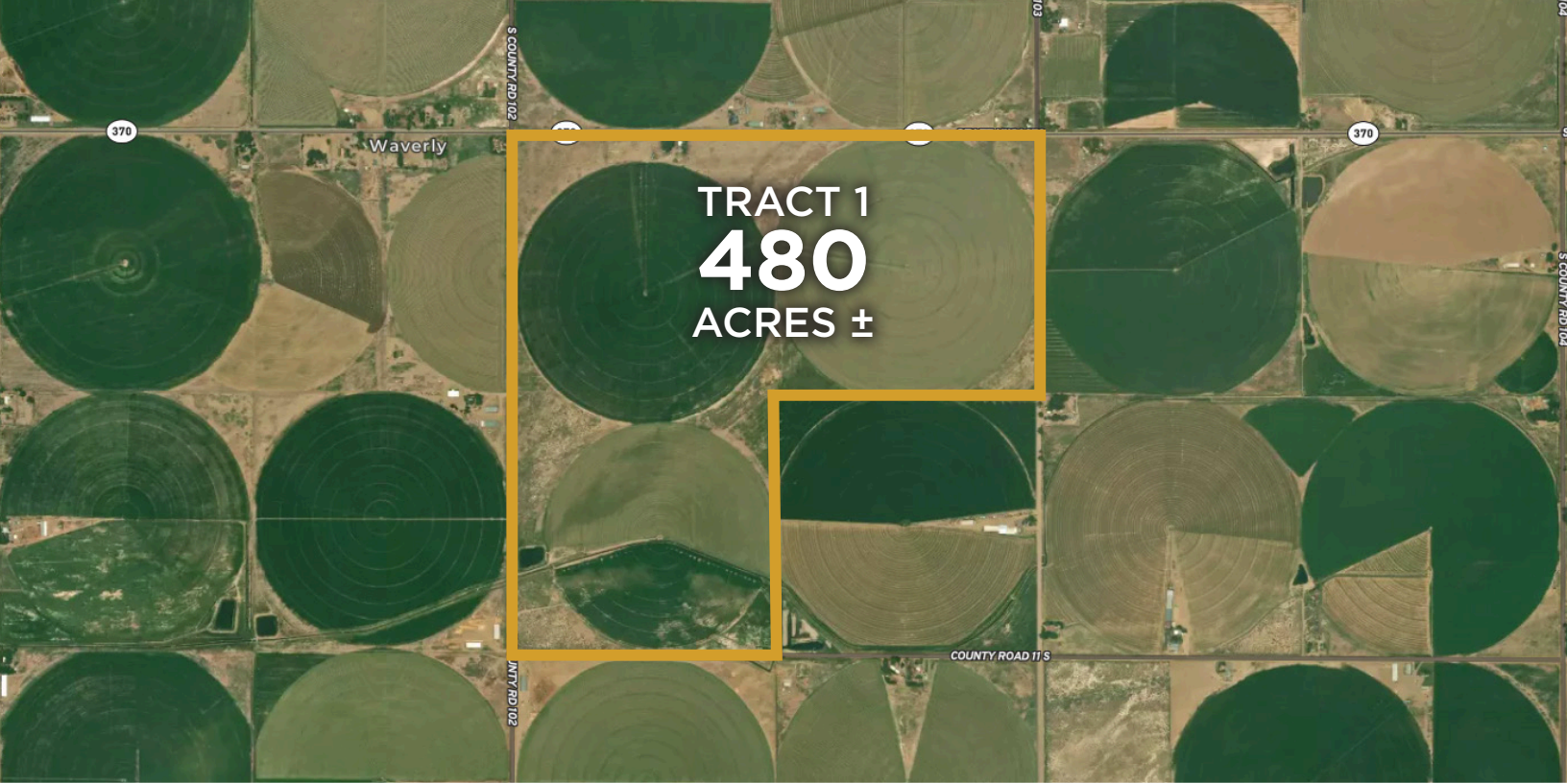
**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, Colorado Broker, License # ER100055244 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Robert Brooks, Colorado Land Specialist, Whitetail Properties Real Estate, LLC, 970.759.0097





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