

LAND AUCTION



511 AC± | 2 TRACTS | CROWLEY CO, CO

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/10/26 **AUCTION TIME:** 2 PM MT

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

This offering consists of two separate properties in Crowley County, Colorado, with county road access and Ordway mailing addresses. Both tracts feature level to gently rolling terrain typical of eastern Colorado's plains, suitable for agricultural, grazing, or recreational use consistent with county land use regulations.

The combined acreage includes approximately 160 fenced acres previously enrolled in a soil bank or land bank program, along with additional portions showing natural grass regrowth and non-cultivated ground that has historically supported agricultural use. Approximately 60 acres have recently supported cattle. Existing fencing and layout reflect prior livestock use.

Improvements on the properties include corrals with alleys and squeeze chutes constructed from guardrail materials. Some corral structures require maintenance, while the alleys and chutes are functional. Cross fencing separates portions of the land for livestock management. Water resources include stock tanks supplied by an onsite water system, with water available at the corral and lines extending across the acreage. Additional water access is provided through Crowley County Water Association hydrants. The properties do not include canal irrigation water. A water system and an older septic system are present on one property.

An older mobile home is located on one of the tracts and will be sold in as-is condition. The properties also contain older farm equipment and trucks. The seller will provide a list of items to be removed prior to closing. Remaining personal property will transfer subject to auction terms.

The properties' proximity to Lake Meredith Reservoir provides nearby access to public open space and water-related activities. Both tracts offer practical access via county roads, level to gently rolling terrain, and infrastructure suitable for livestock or agricultural operations.

TRACT 1 DESCRIPTION:

This 448± acre property is located in Crowley County, Colorado. The property is accessed by county-maintained roads and lies southwest of the town of Ordway, the county seat.

The acreage consists primarily of grassland with approximately 160 acres that were previously enrolled in a soil bank or land bank program. These acres are fenced. Additional portions of the property show natural grass regrowth. The remaining acreage includes non-cultivated ground that has historically supported agricultural use.

Improvements include an existing corral area. The alley and squeeze chute are constructed from guardrail materials and appear functional. The corral structure itself is in need of repair and maintenance. The property has been used for livestock operations and includes cross fencing that separates the southern portion of the tract from the remainder of the property.

Water resources include stock tanks supplied by an on-site water system. Water is available at the corral, and water lines extend toward the south end of the property. Additional water access is provided through Crowley County Water Association hydrants located on the property. The property does not include canal irrigation water.

The terrain is generally level to gently rolling, typical of eastern Colorado plains. Elevation in the area is approximately 4,300 feet. The property's size and layout allow for agricultural use, grazing, or recreational use consistent with Crowley County land use regulations.

Deeded Acres:	448± acres
Soil Types:	Limon clay
CRP Acres/Payment:	No CRP
Taxes:	\$291.31
Lease Status:	Open Tenancy for 2026
Possession:	Immediate possession
Survey Needed?	No survey needed
Brief Legal:	448± acres E ½ S27 and part o NE ¼ S34 T21S R57W Crowley Co, CO
PIDs:	108-01046
Lat/Lon:	38.1897, -103.7712
Zip Code:	81063

TRACT 2 DESCRIPTION:

This 63± acre property is located in Crowley County, Colorado, near Lake Meredith Reservoir. Access is provided by county maintained roads and the property lies a short distance from Lake Meredith, a regional water feature used for storage, recreation, and agricultural support.

The acreage includes approximately 60 acres that are fenced and have recently supported cattle. Existing fencing and layout reflect prior livestock use. Improvements on the property include corrals and the early stages of an arena. A water system is present, along with an older septic system.

An older mobile home is located on the property and will be sold in as-is condition, with no representations made regarding condition, habitability, or compliance. The property also contains older farm equipment and trucks. The seller will provide a list of items that will be removed prior to closing. Any remaining personal property will transfer subject to auction terms.

The terrain consists of level to gently rolling, characteristic of much of eastern Colorado's plains. The property's proximity to Lake Meredith Reservoir provides nearby access to open space and water-related activities available to the public in the region.

Deeded Acres:	63± acres
Soil Types:	Ordway clay, Limon clay
CRP Acres/Payment:	No CRP
Taxes:	\$36.88
Lease Status:	Open Tenancy for 2026
Possession:	Immediate possession
Survey Needed?	No survey needed
Brief Legal:	63± acres pt SE ¼ S17 T21S R56W Crowley Co, CO
PIDs:	108-00525
Lat/Lon:	38.2177, -103.6951
Zip Code:	81063

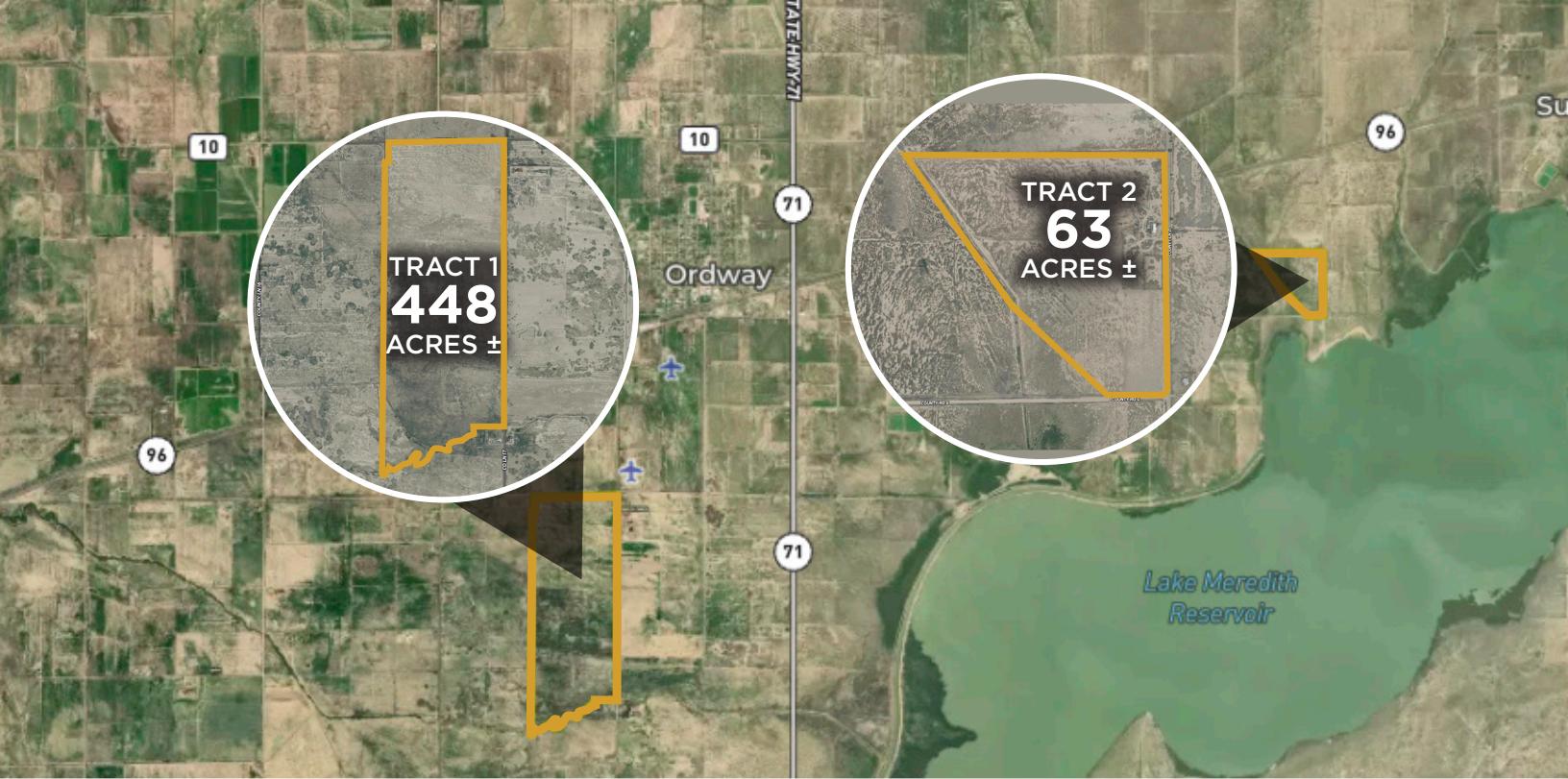
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, Colorado Broker, License # ER.100055244 | Joe Gzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Eric Martinez, Colorado Land Specialist, Whitetail Properties Real Estate, LLC, 303.809.1072 | Jerrod Meyer, Colorado Land Specialist, Whitetail Properties Real Estate, LLC, 719.289.8580



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