

# BOSTRON PIVOT IRRIGATED FARM

LOGAN COUNTY, COLORADO



1,619±

TOTAL ACRES

LOGAN COUNTY, CO



*Pivot irrigated operation in productive region southwest of Sterling, CO.*

**For More Information:**

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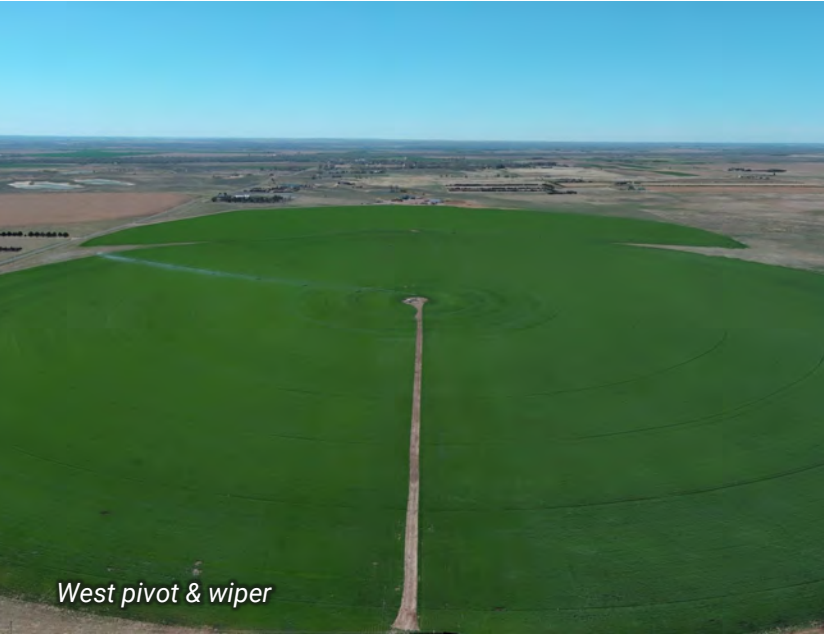


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# Overview + Location Map



West pivot & wiper

## OVERVIEW

Bostron Pivot Irrigated Farm is one of the few remaining larger irrigated farms in Logan County. Rare opportunity to purchase 1,098.0± acres irrigated by 6 full pivots and 2 wiper pivots via 6 augmented wells and 2 pit pumps using ditch water. To further compliment this farm, improvements include 2 homes, metal machine shed, 900± head feedlot, 150,000± bushel of grain storage with leg and pit, 120,000# scale, and other misc. outbuildings. Located just 8± miles southwest of Sterling/2.5± miles northeast of Merino, CO, Bostron Pivot Irrigated Farm is situated strategically to local and regional grain markets and/or providing feed to local and regional feedlots and/or dairies.





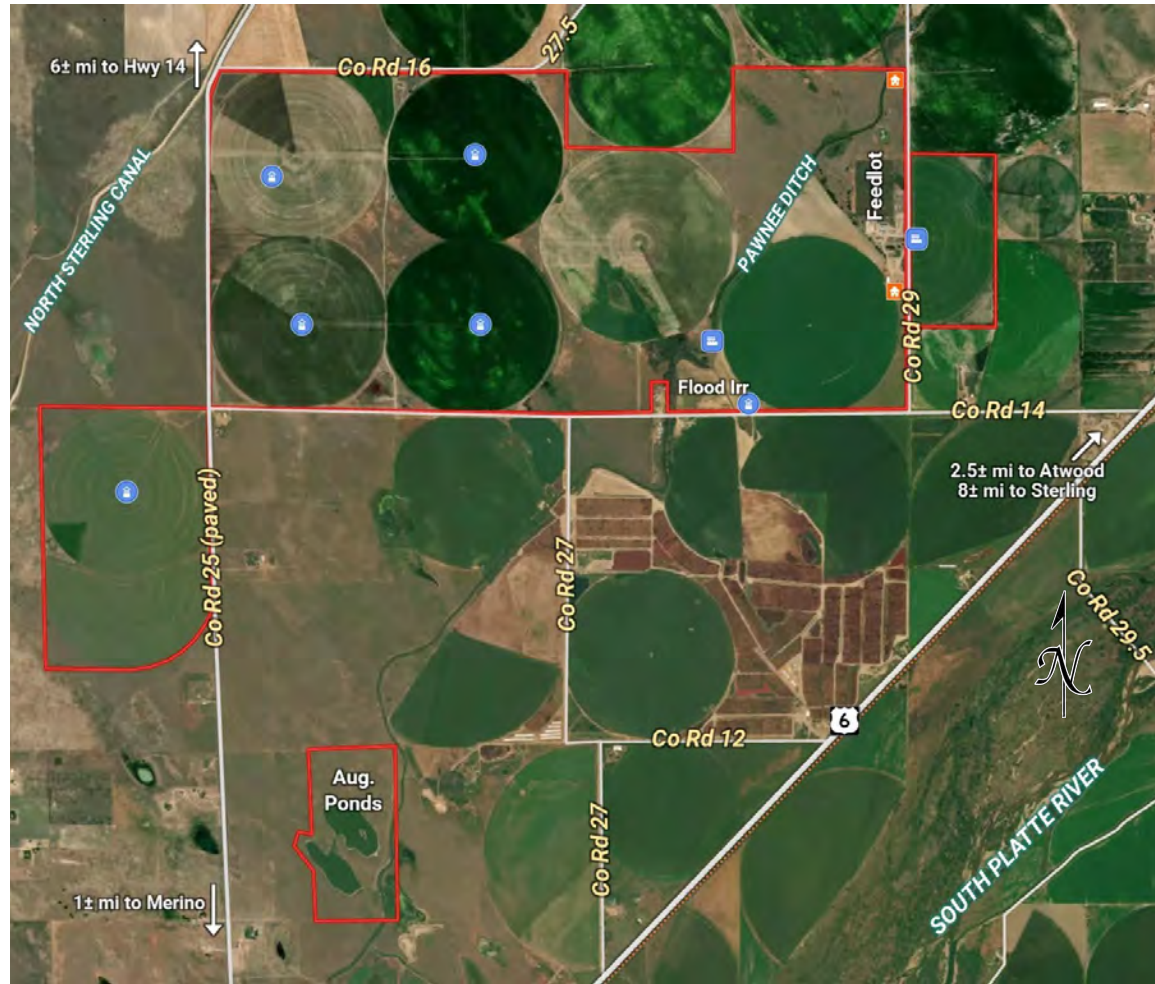
# Aerial Map + Quick Facts



Bostron Aug ponds



900± head feedlot & grain storage



## QUICK FACTS

### 1,619.0± total acres

- 1,098.0± acres pivot irrigated
- 521.0± acres pasture, improvements, rds/waste
- Logan County, CO
- Located 8± mi southwest of Sterling  
2.5± miles northeast of Merino
- 18.5 shares Farmers' Pawnee Canal Company
- 2 shares Morgan-Prewitt Reservoir Company
- 232.8 acre rights within Logan Irrigation District
- Logan Well Users Augmentation Plan
- Bostron Augmentation Plan
- 6 wells provide water to 6 full & 1 wiper Zimmatic pivots
- 2 pit pumps provide water to 1 full & 1 wiper Zimmatic pivots
- FSA Base: 871.5 acres corn w/166 bu PLC yield; 33.1 acre wheat w/47 bu PLC yield
- Soils: Pivot irrigated is Class II, III, & IV sandy loam and loamy sand soils—Terrain is level to slightly rolling
- North Residence: 3 bed, 1¾ bath home (w/ basement) & 2-car detached garage, 40' x 100' metal machine shop (50% insulated—50% open storage)
- Main Residence: 4 bed, 3 bath home (w/ basement) & 2-car attached garage
- 150,000± bu grain storage complex w/ legs & dump pit
- 120,000# scales
- 900± head feedlot w/ cement bunk & apron
- Other misc. outbuildings
- R/E Taxes: \$21,368.72
- Seller to convey all OWNED mineral rights
- Possession of the pivot irrigated farmland and select improvements subject to farm lease expiring 12/31/2028
- Cash rent payment to be negotiated depending on the time of year property sells
- Good funds upon closing

**ASKING PRICE: \$10,000,000**

**Call Marc Reck for more detailed information  
or to schedule a showing!**



# Feedlot + Water Rights & Irrigation



150,000± bu grain storage w/ legs & pit



Cement bunk & apron



120,000# scale

**WATER RIGHTS:** 18.5 shares of Farmers' Pawnee Canal Company; 2 shares of Morgan-Prewitt Reservoir Company; 232.8 acre rights within Logan Irrigation District; Logan Well Users Augmentation Plan; Bostron Augmentation Plan Water Court Cases #09CW125 & #96CW264

## IRRIGATION WELLS:

NE pivot well: Pomeroy Well #3-9465-F, adjudicated in Water Court Case #W-6020

SE pivot well: Pomeroy Well #6-6569-F, adjudicated in Water Court Case #W-6020

NW pivot well: Bostron Well #3-12690-R-R, adjudicated in Water Court Case #W-2041

SW pivot well: Bostron Well #2-9325-F, adjudicated in Water Court Case #W-2041

Marquardt well: Bostron Well #1-0648-F, adjudicated in Water Court Case #W-2041

West well: Well Permit #68624-F, adjudicated in Water Court Cases #95CW264, #09CW125, & #16CW34

## DOMESTIC/LIVESTOCK WELLS:

Bostron Well No. 1 adjudicated in Water Court Case #W-2040, Well Permit #10119

Bostron Well No. 2 adjudicated in Water Court Case #W-2040, Well Permit #36267-RF

Main House: Well Permit #76031

Several unregistered domestic/livestock wells

## IRRIGATION EQUIPMENT:

NE pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump

SE pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump

NW pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump

SW pivot: 7-tower Zimmatic pivot, 75 hp electric motor w/ pump

Marquardt pivot: 8-tower Zimmatic pivot, 100 hp electric motor w/ pump

West pivots: 2 – 7-Tower pivots, 60 hp electric motor w/ pump

South of Main House: 7-tower Zimmatic pivot, **Pit pump:** 40 hp electric motor w/ pump

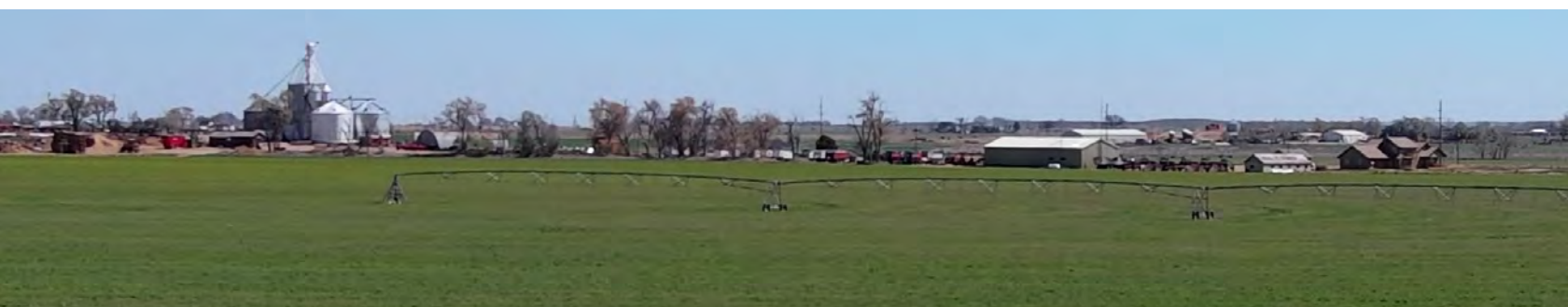
East pivot: 7-tower Zimmatic pivot, 30 hp electric motor w/ booster pump



East wiper pit pump



Pond & pit pump for pivot S of House (pictured below)





# Pivots & Residences



Marquardt Pivot

**North Residence:** 1,960 sq ft, 3 BD, 1¼ BA home (w/ basement) & 2-car detached garage (NE corner of property, along Co Rd 29)



**Main residence:** 2,830 sq ft, 4 BD, 3 BA home (w/ basement) & 2-car attached garage (Along Co Rd 29)



NW Pivot



View from SE corner looking west



East Wiper



Irrigation well for Marquardt Pivot



Machine shed



SW Pivot



PO Box 407, Sterling, CO 80751

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## The proof is in the numbers.

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**939,906**

total acres sold

**18,911**

auction attendees

**439**

successful auctions



## What's inside:

### **BOSTRON PIVOT IRRIGATED FARM**

Logan County, CO  
1,619± total acres

#### **FOR SALE**

Irrigated / Feedlot / Grain  
Storage / Residence & more!



*Mailer is not intended to solicit currently listed properties.*

*Reck Agri Realty & Auction is licensed in CO, NE and KS.*

# Bostron Pivot Irrigated Farm

**LIVE  
Auction**

1,619± Total Acres | Logan County, CO



1,098± acres pivot irrigated,  
2 homes, shop, 150,000± bu  
grain storage, small feedlot,  
120,000# scale and more—  
located in the heart of Logan  
County, CO, between Sterling  
and Merino.

