



LOCATION

Sedgwick, Colorado

ACRES
700

PRICE
\$699,000

CONTACT

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WINEMILLER RANCH

PROPERTY HIGHLIGHTS

- 700± Acres of productive native grass pasture
- Located in Sedgwick County, northeastern Colorado
- Healthy Warm- and Cool-Season Grasses
- Excellent Cattle Grazing Potential
- Perimeter Barbed-Wire Fencing
- One Operational Windmill
- Two Large Bottomless Livestock Water Tanks
- Additional Windmill and Well requiring repair or replacement
- Diverse Wildlife Habitat throughout the property
- Hunting Opportunities for whitetail deer, mule deer, and pronghorn
- Upland Game Birds and Small Game habitat
- Prairie Dog Hunting Opportunities
- County-Maintained Gravel Road Access
- 10 Minutes to Interstate 76 near Sedgwick
- Convenient Access agricultural services





OVERVIEW

Winemiller Ranch offers approximately 700± acres of productive native grass pasture in Sedgwick County, providing an excellent opportunity for livestock producers looking to expand their existing operation or establish a new ranching venture. The property features well-maintained perimeter fencing, a reliable water supply, and healthy grasslands in good condition. Convenient access is provided by a county-maintained gravel road, with several established livestock markets located nearby. While a small prairie dog population is present, the ranch offers quality grazing land and the essential infrastructure needed for a practical cattle operation. With acreage to be determined by survey, Winemiller Ranch presents an attractive opportunity to acquire additional grazing capacity in an established agricultural region.

IMPROVEMENTS

Ranch improvements include perimeter barbed-wire fencing, one operational windmill, and two large bottomless livestock watering tanks. An additional windmill and well are also located on the property but require repair or replacement to restore functionality.

RECREATION

Winemiller Ranch features diverse wildlife habitat supported by a healthy mix of warm- and cool-season native grasses, expansive open rangeland, and surrounding agricultural fields. This combination of natural cover and abundant nearby food sources creates favorable conditions for white-tailed deer, mule deer, pronghorn, upland game birds, and a variety of small game species. Several prairie dog towns further enhance the property's wildlife diversity while providing additional varmint hunting opportunities. Surrounded by irrigated farmland, dryland crops, and native pasture, the ranch offers excellent hunting potential and opportunities to explore its scenic grasslands by ATV, UTV, or horseback.

OPERATIONS

Grass pasture currently running cow/calf pairs.

WATER & MINERAL RIGHTS

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. All if any mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

CLIMATE

The Sedgwick County region of northeastern Colorado experiences a semi-arid High Plains climate characterized by abundant sunshine, warm summers, cold winters, and relatively low humidity. Summer temperatures typically reach the upper 80s to low 90s, while winter daytime highs average in the upper 30s to low 40s, with occasional snowfall and colder periods. The area receives approximately 17 to 18 inches of annual precipitation, with most moisture occurring during the spring and summer growing season. Seasonal rainfall supports the region's native warm- and cool-season grasses, which provide valuable forage for livestock and habitat for wildlife. With four distinct seasons, expansive open skies, and a climate well suited to traditional grazing operations, the area has a long-established history of cattle ranching and agricultural production.

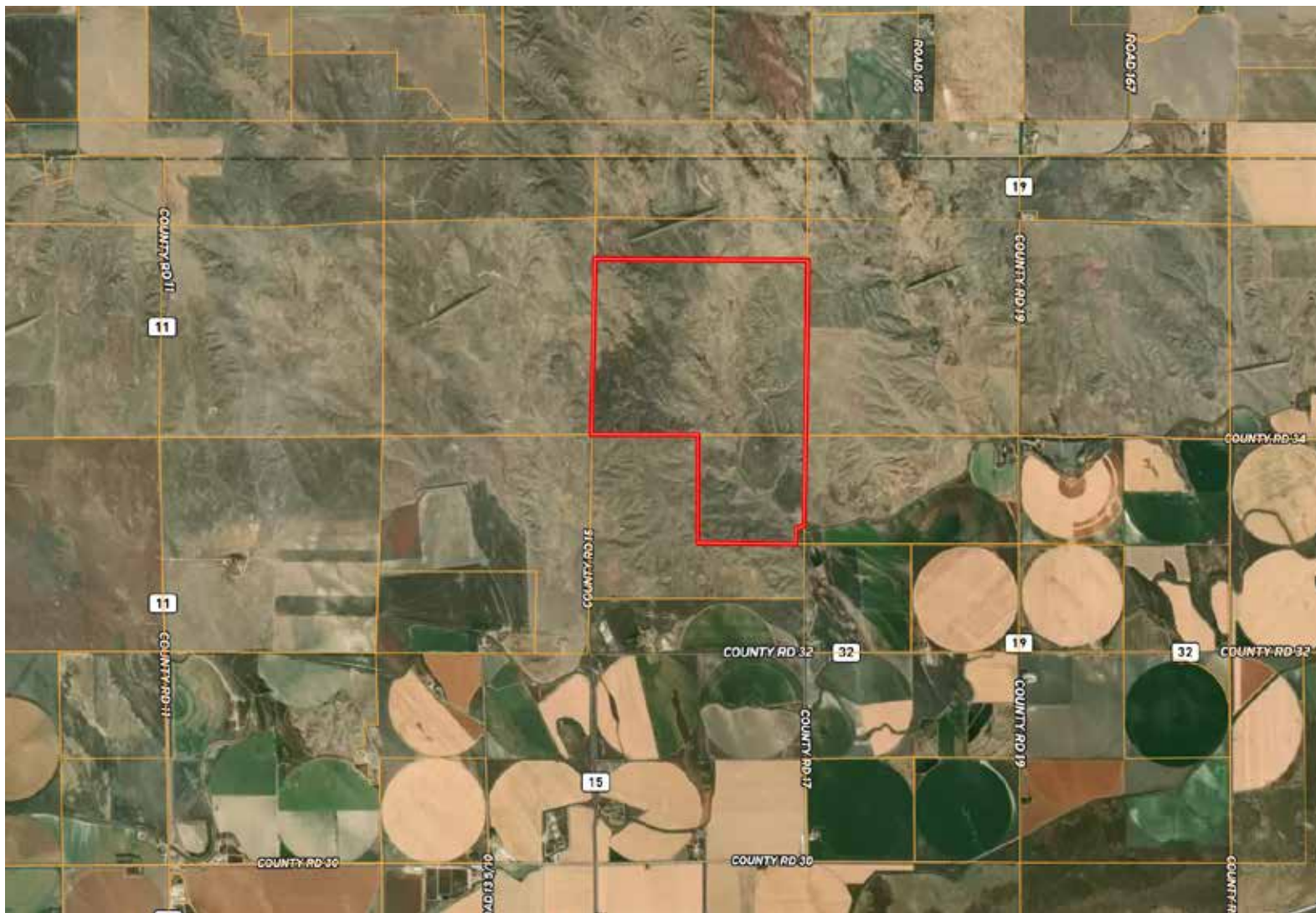


HISTORY

The region surrounding Winemiller Ranch is rich in Western heritage, shaped by Native American history, early exploration, pioneer migration, and the legendary cowboy culture of the American West. Long before European settlement, the area served as hunting and camping grounds for the Cheyenne, Sioux, Pawnee, and Arapaho peoples. French traders explored the region in the late 1700s, and the Louisiana Purchase of 1803 brought the territory under United States ownership. During the westward expansion of the 1800s, Sedgwick County became an important corridor for pioneers, stagecoaches, and commerce. Historic routes and transportation networks, including the Oregon and Mormon Trails, Overland Stage route, Pony Express, Western Union Telegraph, and Union Pacific Railroad, helped shape the region's development. Established in 1889 from a portion of Logan County, Sedgwick County was named in honor of General John Sedgwick. Today, numerous historical markers and landmarks preserve this remarkable frontier heritage, adding to the character and appeal of the surrounding ranching country.

LOCATION

Winemiller Ranch is conveniently located just north of Sedgwick, Colorado, along County Road 15 near the Colorado–Nebraska state line. Situated in the heart of northeastern Colorado's agricultural region, the property offers wide-open landscapes, rural privacy, and convenient access to surrounding communities and services. Interstate 76 is approximately 10 minutes away via the Sedgwick/Haxtun exit, providing easy connections to Denver, Sterling, and western Nebraska. The ranch is approximately two hours northeast of Denver and less than an hour from both Sterling, Colorado, and Ogallala, Nebraska. Nearby attractions include the South Platte River, Jumbo Reservoir, and historic landmarks celebrating the region's rich Western heritage. Surrounded by productive farmland and established ranching operations, Winemiller Ranch offers an ideal combination of agricultural opportunity, recreational access, and rural tranquility.



* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

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