

LOCATION
Wray, Colorado

ACRES
955

PRICE
\$6,136,000

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GRAHAM FARMS

PROPERTY HIGHLIGHTS

- 955.76± total acres
- 799± irrigated acres
- Six pivot-irrigated quarters
- 2,400 acre-feet of deeded underground water rights
- Four adjudicated irrigation wells
- Approximately 7,800 GPM combined well capacity
- Exceptional 9.76 GPM per irrigated acre
- Well-maintained electric-drive pivot systems
- Productive sandy loam and loamy sand soils
- Strong, documented corn production history
- Five-year APH corn yields up to 199 bushels per acre
- 165.76± acres of grassland
- Proposed minimum 5-year lease-back to an established local operator
- Attractive agricultural investment opportunity



OVERVIEW

Graham Farms presents a rare opportunity to acquire 955.76+/- acres of highly productive farmland northeast of Wray, Colorado, offered for the first time in more than 50 years. The property features six pivot-irrigated quarters with approximately 799 irrigated acres, supported by four wells, 2,400 acre-feet of deeded underground water rights, and an impressive combined well capacity of approximately 7,800 GPM. Well-maintained irrigation equipment, productive sandy loam soils, and a proven production history further enhance the operation. With strong water resources and a proposed minimum five-year lease-back to an established local operator, Graham Farms offers an attractive combination of agricultural productivity, water security, and long-term investment potential.

LOCATION

Located in northeastern Colorado near the Nebraska border, offering a substantial irrigated farming opportunity approximately 20 miles north and 6.5 miles east of Wray, Colorado. The property is divided into two parcels, with Pivots 1–5 forming a contiguous block and Pivot 6 situated as a standalone parcel approximately one-half mile west and four miles north. Tracts 1–5 are located one-half mile east of the intersection of County Roads 54 and QQ, while Tract 6 lies at the intersection of County Roads 58 and QQ. Of the total acreage, approximately 799 acres are irrigated, complemented by 165.76± acres of grassland, creating a productive and well-positioned agricultural holding in Yuma County.



ACREAGE

Total acreage: 955.76 acres
Irrigated acreage: 799 acres
Grassland: 165.76 acres





EQUIPMENT

The pivots are electric drive Zimmatic or Aquanomics (with Valley conversions) systems with electric driven variable frequency motors and centrifugal pumps. The equipment has been continuously repaired and replaced so it is in excellent condition.

SOILS

The soils are generally loamy sand and sandy loams with 1-3 percent slope with some sandy soils with greater than 3 percent slope. The soil series are Valent, Dailey, Haxtun, Laird and Julesburg associations. These soils are well drained and respond readily to irrigation and fertilization.







WATER

The irrigated acreage is watered by 4 wells adjudicated with 2400 Acre Feet of deeded water underground water rights. The well capacity is 7,800 GPM or 9.76 GPM/Acre.

One 3000 GPM well (200 hp electric motor readily irrigates 3 pivot quarters with connected pipeline and the other three wells (75 hp motors each) irrigate the other three pivot quarters individually.

The systems are nozzle between 800 and 900 GPM for efficient irrigation and electrical usage. Each well is equipped with a volumized total flow meter and readings are reported annually to the Division of Water Resources.

TAXES: \$30,622.34 (2025)

YIELDS

The 5-year average corn yield history from Actual Production History (APH) insurance reports is as follows:

Tract 1: 199 bushels per acre

Tract 2: 199 bushels per acre

Tract 3: 191 bushels per acre

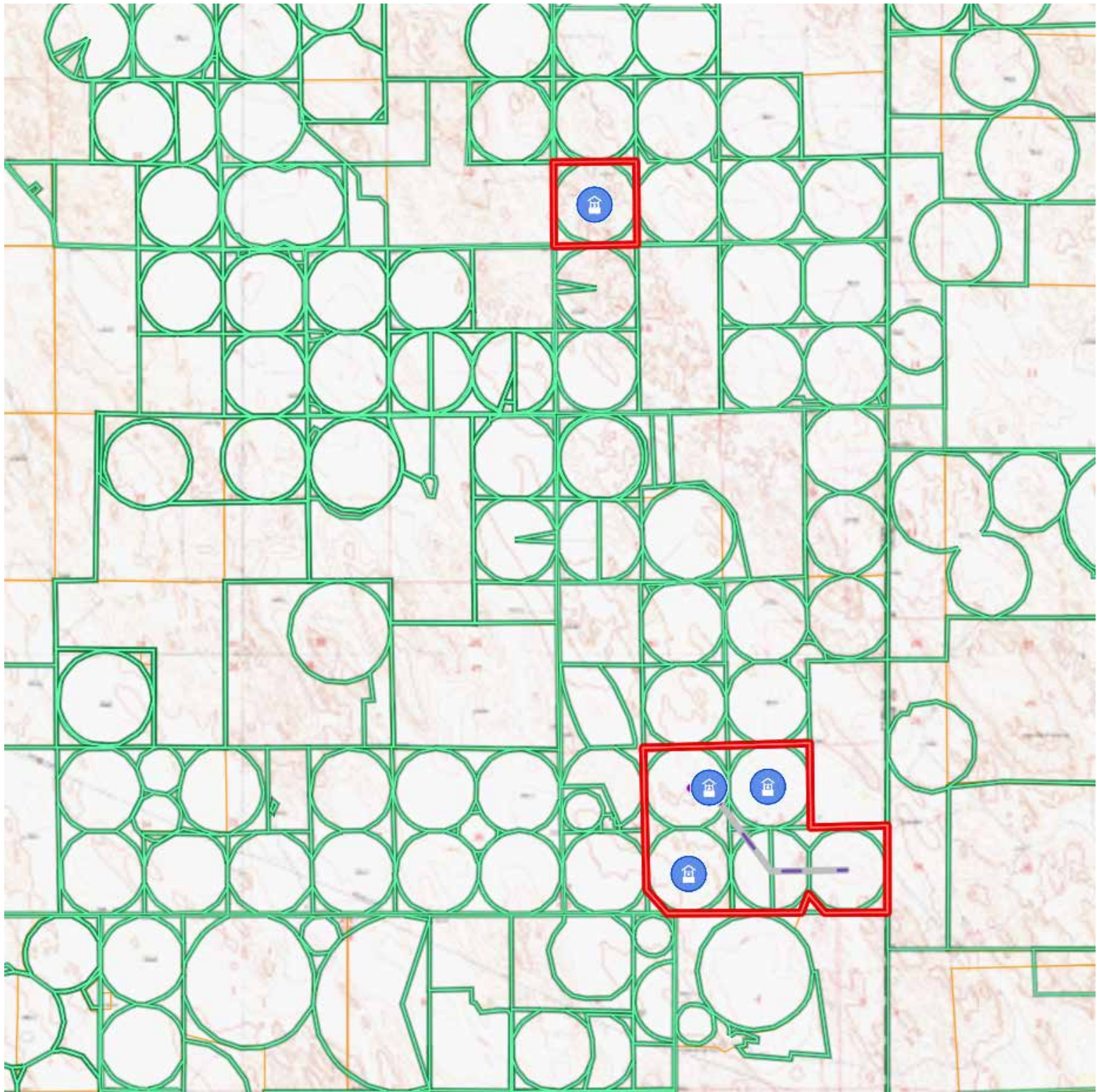
Tract 4: 191 bushels per acre

Tract 5: 191 bushels per acre

Tract 6 : 181 bushels per acre

SUMMARY

Graham Farms represents an exceptional investment opportunity for both private and institutional buyers, combining productive farmland, substantial water resources, and a proven agricultural operation. The quality of the land and irrigation infrastructure, coupled with the strength and availability of its water rights, provides a solid foundation for long-term agricultural productivity and investment value. Further enhancing the opportunity is the continued operation by the same family, whose decades of experience farming the property offer valuable continuity, established management, and the potential for consistent long-term returns.



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