



WRIGHT FARM

AKRON, COLORADO | 4,257 ACRES | \$6,950,000

Wright Farm represents a significant dryland farm offering on the Eastern Colorado plains. Encompassing 4,257± acres, this productive dryland crop farm encompasses a complete working headquarters facility. Located in southern Washington County, the property has been carefully developed and maintained as a productive dryland farming operation. The combination of highly productive soils, stable rainfall characteristics, substantial grain handling facilities, and residence creates an operation designed for efficiency while offering flexibility for future ownership. Wright Farm presents an opportunity to acquire a large-scale agricultural asset in one of Colorado's most productive dryland farming regions.

Wright Farm is located along U.S. Highway 36 between the communities of Anton and Lindon in southern Washington County, Colorado. The headquarters sits directly on the highway, providing excellent year-round access for farm equipment and grain transportation movement.

The property is conveniently situated approximately one and one-half hours east of Denver and Denver International Airport, allowing owners and visitors convenient access while remaining in the heart of one of Colorado's premier agricultural regions. Brush and Interstate 76 lie approximately one hour to the north, while Limon and Interstate 70 are approximately one hour to the south. Akron, the Washington County seat and home of the Colorado Plains Regional Airport, is only thirty minutes away.

Local services are readily available. Anton offers a grocery store and the Anton Cooperative fuel station only minutes from the headquarters, while schools serving the area include both Woodlin and Arickaree. The property's central location provides convenient access to regional grain markets, agricultural suppliers and equipment dealers throughout eastern Colorado.



ACREAGE

The property encompasses approximately 4,257± acres of productive dryland cropland.

The acreage lies in 3 primary tracts but still allows the operation to function efficiently while minimizing travel between farming units. The layout provides practical management for crop production allowing equipment and personnel to move efficiently throughout the ranch while at the same time providing geographic risk diversity for severe weather events.

The cropland consists primarily of gently rolling to nearly level terrain with excellent soil characteristics that have made this portion of Washington County recognized for consistent dryland crop production.

The predominant soil types include Weld silt loam, Keith-Kuma silt loams, and Norka loams, all of which are well regarded throughout eastern Colorado for their productivity under dryland management. Nearly seventy-five percent of the cultivated acreage is comprised of Weld silt loam with slopes generally ranging from zero to three percent. These deep, well-drained soils possess excellent moisture holding capacity and provide an ideal foundation for long-term no-till and minimum-till farming practices.

Keith-Kuma silt loams are recognized among the most productive dryland soils found throughout the Central Great Plains because of their strong organic profile and excellent water retention characteristics. Combined with the Norka loam associations, these soils provide a dependable foundation for winter wheat and dryland corn production.

The current farming operation utilizes primarily no-till and minimum tillage practices to conserve moisture while maintaining soil health. Crop rotations generally include winter wheat, corn, millet, and various feed crops.

Historical production data from the Colorado State University Plains Central Research Center near Akron demonstrates the productivity expected from these soil types. Winter wheat commonly ranges from 38 to 48 bushels per acre during average production years, with favorable moisture conditions producing yields exceeding 55 bushels per acre. Dryland corn typically produces 55 to 75 bushels per acre under average conditions and can exceed 100 bushels per acre during exceptional growing seasons.

Perhaps the greatest advantage of these soils is their ability to retain approximately two to two and one-half inches of available water per foot of soil profile, providing crops with valuable moisture reserves during the critical summer growing months.



IMPROVEMENTS

The improvements at Wright Farm are extensive and reflect the property's long history as a well-developed commercial agricultural operation.

The headquarters for the farming operation includes a residence, a substantial grain handling complex featuring approximately 355,000 bushels of grain storage capacity together with a 70-foot truck scale and scale house. This infrastructure allows grain to be stored, marketed, and handled efficiently while providing flexibility in marketing decisions throughout the year.

Additional improvements include a 60-foot by 175-foot insulated shop with concrete floor, a 40-foot by 100-foot Quonset building with concrete floor and an additional 40-foot by 140-foot shop.

Collectively, these improvements support the farming enterprise while providing the infrastructure expected in a commercial operation of this size.



AGRICULTURAL OPERATIONS

The farming operation produces winter wheat, corn, millet, and feed crops utilizing conservation-minded no-till and minimum-tillage practices designed to maximize moisture retention and long-term soil productivity. Grain is marketed through several well-established elevators located throughout the region while feed production supplements the ranch's cattle operation.

The combination of productive cropland, extensive improvements, and readily available regional markets allows the operation to function as an integrated agricultural business while offering opportunities for continued expansion or modification by future ownership.

WATER, MINERAL RIGHTS & NATURAL RESOURCES

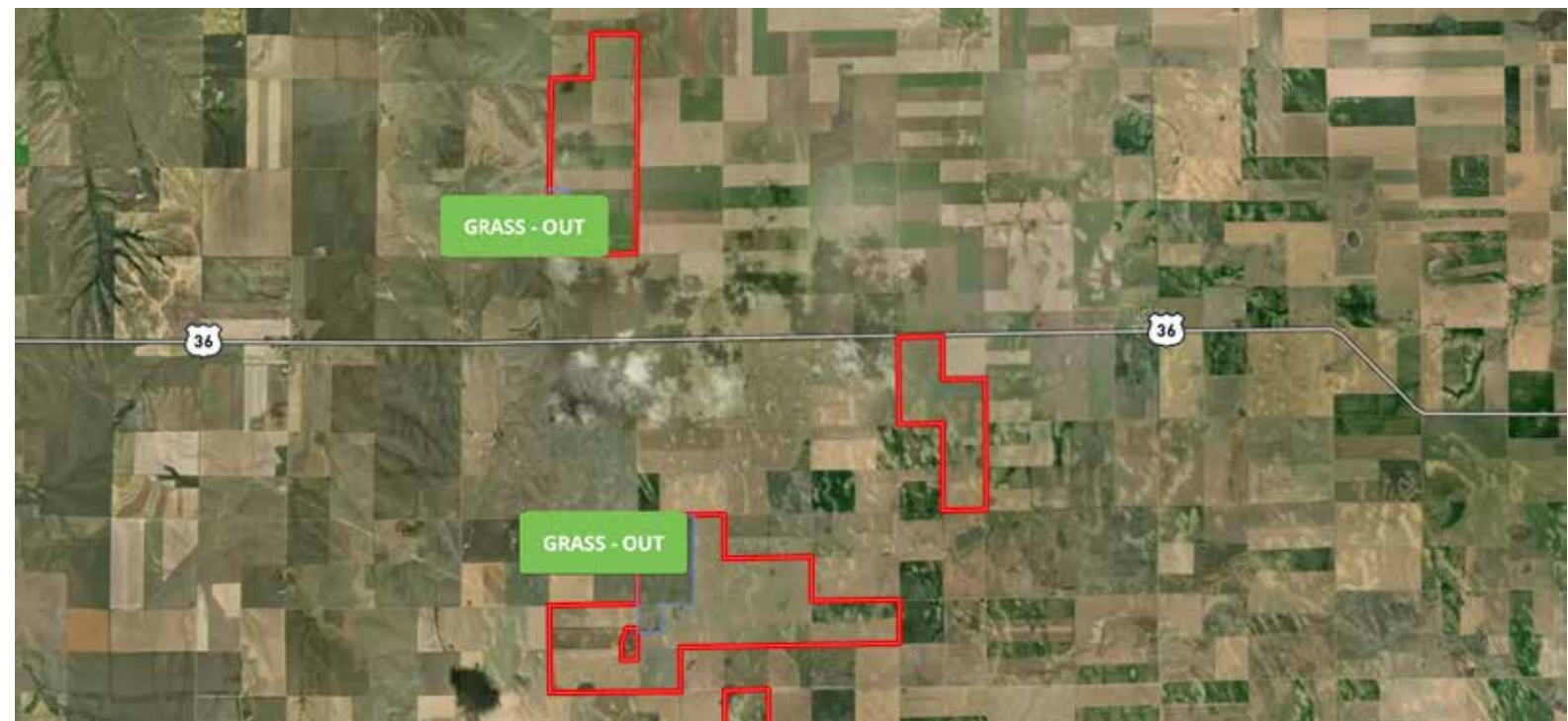
All appurtenant water rights associated with the property will transfer to the Buyer at closing. No mineral rights are included in the offering.



SUMMARY

Wright Farm combines the attributes sought by both commercial agricultural operators and long-term land investors. Productive dryland farmland, substantial grain handling facilities, a residence, and a highly functional layout create an operation capable of supporting a large-scale farming enterprise.

Properties of this size, quality, and diversity seldom become available in eastern Colorado. Wright Farm offers a rare opportunity to purchase a well-developed agricultural operation in one of Colorado's most respected dryland farming regions.



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