



## WRIGHT RANCH

AKRON, COLORADO | 6,427 ACRES | \$6,300,000

Wright Ranch is located on the Eastern Colorado plains and consists of 5,787 deeded acres and 640 acres State of Colorado grazing lease. The total resource combines 6,427 acres of grassland with a beautiful brick owners' home. Located in southern Washington County, the property is an ideal cow/calf or stocker operation. The combination of highly productive soils, quality native range, extensive water distribution, creates an operation designed for efficiency while offering flexibility for future ownership. Wright Ranch presents an opportunity to acquire a large-scale agricultural grazing asset in one of Colorado's most productive grassland regions.

Wright Ranch 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.

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, livestock marketing facilities, agricultural suppliers, equipment dealers, and veterinary services throughout eastern Colorado.



## ACREAGE

The property encompasses approximately 5,787± acres of native grass pasture, and approximately 640± acres of State of Colorado Land Board lease ground.

The deeded acreage is largely contiguous with only a limited number of outlying parcels, allowing the operation to function efficiently while minimizing travel between grazing units.

The Sellers will assist the Buyer with transferring the State Land Board lease; however, assignment of the lease remains subject to approval by the Colorado State Land Board and cannot be guaranteed.

The grass country is well balanced with productive upland range, natural draws, and dependable water distribution that support an efficient grazing program.

Water has been thoughtfully developed throughout the ranch utilizing an extensive pipeline system supplying strategically located stock tanks, supplemented by natural springs and several dirt tanks that capture seasonal runoff. This combination allows livestock to be distributed throughout the ranch while reducing grazing pressure around any single water source.

The fencing infrastructure reflects years of sound management. Both perimeter and cross fencing are reported to be in excellent condition, allowing pastures to be grazed independently while providing flexibility for rotational grazing and livestock management.

The native range is characteristic of Colorado's Plains Shortgrass Prairie ecosystem. Blue grama serves as the dominant grass species, accompanied by buffalo grass, western wheatgrass, sideoats grama, prairie junegrass, and sand dropseed. Together these species provide dependable forage production while supporting healthy range conditions.

Based upon the productivity of the Weld, Keith-Kuma, and Norka soil associations found throughout the ranch, sustainable stocking rates generally range between 0.25 and 0.45 animal unit months per acre. For a traditional five-month grazing season, this equates to approximately 11 to 20 acres per cow-calf pair, depending upon annual precipitation and range conditions.

The largely contiguous pasture configuration allows cattle to move throughout the ranch without trucking, reducing labor while improving the overall efficiency of the livestock operation.



## IMPROVEMENTS

The improvements at Wright Ranch consist of an impressive brick home containing approximately 5,000 square feet on the main level plus a full basement.

## OPERATIONS

Wright Ranch has been developed around a commercial Angus-based cow herd utilizing Red Angus bulls. The Sellers generally wean and precondition the majority of each calf crop prior to marketing while retaining quality replacement heifers to maintain herd genetics. Most steers and remaining heifers are marketed through regional feedlots, although a limited number of cattle are finished annually for locally marketed beef.

## 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.

Water resources developed throughout the ranch, including the extensive livestock pipe-line system, springs, stock tanks, and natural runoff ponds, provide dependable water distribution across the grazing acreage and contribute significantly to the property's operational efficiency.



## REGION & CLIMATE

Southern Washington County has long been recognized as one of eastern Colorado's productive dryland farming regions. Average annual precipitation measures approximately 16.5 inches, with nearly three-quarters of that moisture occurring during the primary growing season between April and September.

May and June typically provide the most critical moisture for winter wheat development, while July often brings localized thunderstorms that can provide significant rainfall during corn production. Winter precipitation generally occurs as snowfall, making residue management an important component of moisture conservation.

The area's average growing season extends approximately 140 to 145 days, with the last spring freeze typically occurring in mid-May and the first fall freeze arriving during early October.

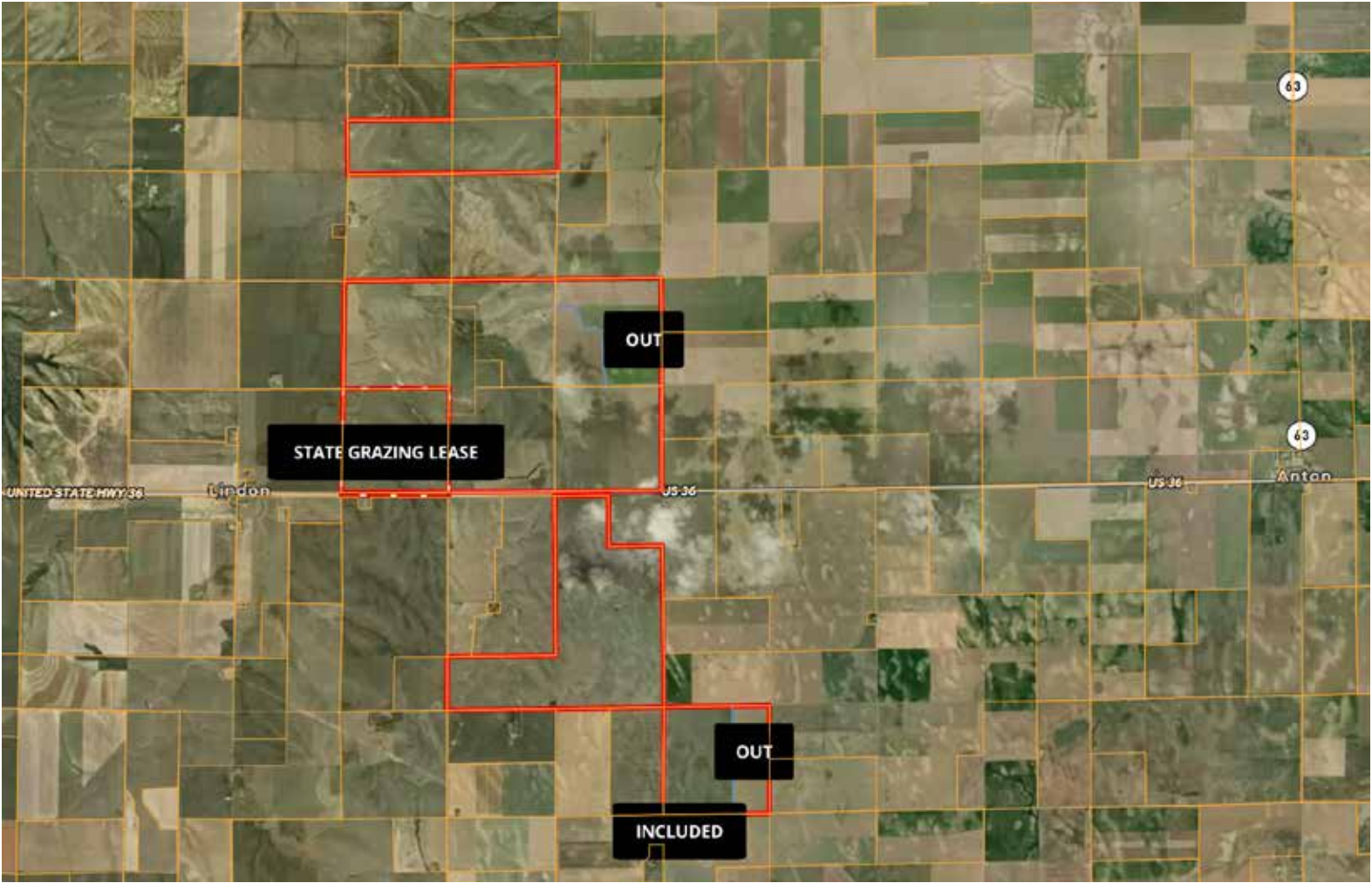






**SUMMARY**

Wright Ranch offers a rare opportunity to purchase a well-developed livestock operation in one of Colorado’s most respected grassland regions.



**JOHN STRATMAN**  
303-536-7571  
john@ranchland.com  
www.ranchland.com

**RANCH@COMPANY**  
REAL ESTATE BROKERAGE & AUCTION SERVICES

\* 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. ©

\*\* A division of Mason & Morse Ranch Co., LLC.