

# BAY FARM - CHERAW, CO

160.76 ACRES • OTERO COUNTY, CO



The Jerry Bay Farm offers the opportunity to invest in a farm property that offers excellent crop production. This farm is well suited to producing alfalfa, silage sorghum, forage sorghum, and other crops. Crops that have been produced in the past include Alfalfa, Corn, Sorghum, Triticale, and Cantaloupes. The Bay Farm now features a recently installed new 2023 Reinke Model #2065 7-tower sprinkler system.

This farm situated in the Arkansas Valley North of La Junta, Colorado, stands as a comprehensive and diversified investment opportunity, combining agricultural productivity, water resources, and recreational appeal. The area with strong and robust cattle feeding economy offers a consistent market demand for alfalfa, other hays, silage and corn production. The farms legal clarity, and historical crop success contribute to its attractiveness as a robust investment in the vibrant landscape of agricultural real estate.

## Farm Information

**LEGAL:** - Spans Section 27 (NE $\frac{1}{4}$ ), excluding approximately 5.24 acres for a designated home site in the NW corner, and Section 22, with 6.1 acres situated in the SE $\frac{1}{4}$ .

**DIRECTIONS:** The farm can be accessed by heading east approximately four miles from Cheraw on CR KK, situated on the south side of CR KK and CR 35.

**IMPROVEMENTS & IRRIGATION:** In a strategic move to enhance agricultural efficiency and ensure optimal crop irrigation, the farm has recently invested in a new 2023 Rienke Model #2065, a state-of-the-art 7-tower sprinkler system. With the addition of the new sprinkler system, it placed approximately 124.6 acres under pivot irrigation center. With the new sprinkler system in place, the farm is poised to elevate its crop production and improve water management on the farm.

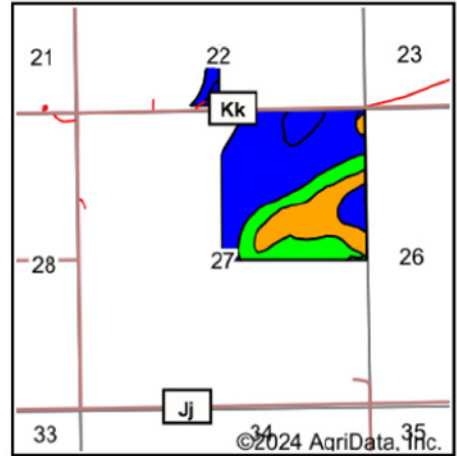
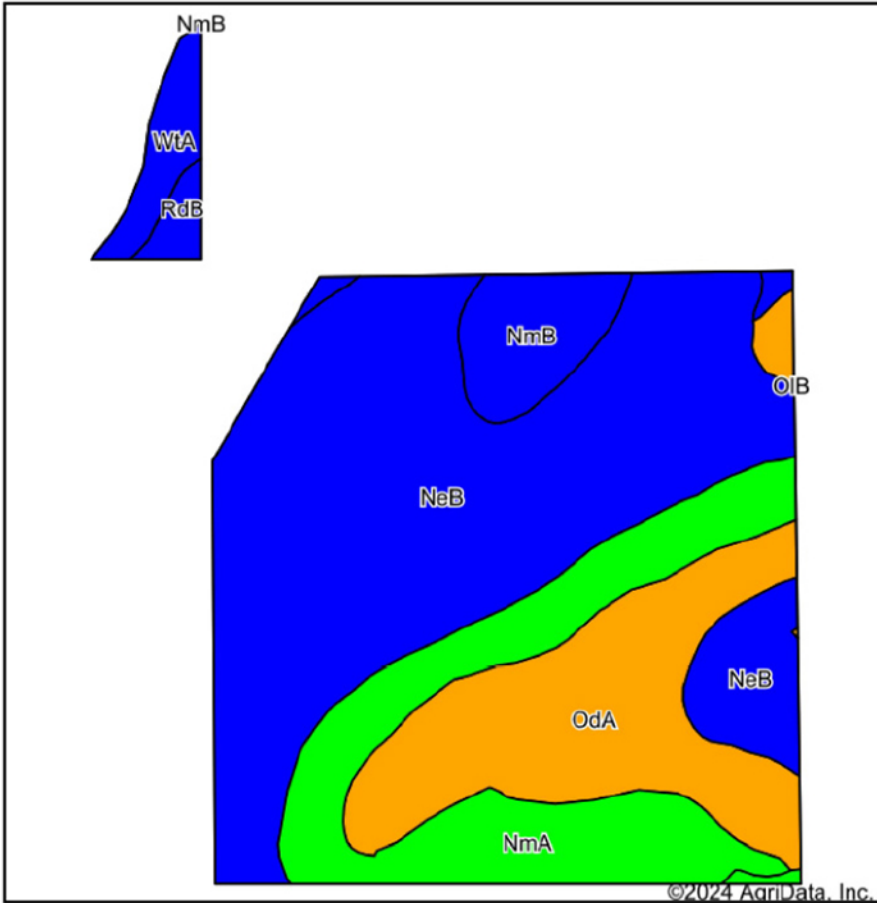
Other improvements include a hay shed that is located on Section 22 which is across the county road from Section 27 where the sprinkler is located. The site also contains an East End Municipal Water Tap. The approximately 6 acres in which the hay shed is located would also provide a nice building site for a residence with the convenience of city water.

**CROPS:** The Jerry Bay Farm boasts a history of successfully cultivating various crops, including Alfalfa, Corn, Forage Sorghum, Triticale, Watermelons and Cantaloupes. This diverse range of crops not only underscores the versatility of the land but also indicates its adaptability to different agricultural pursuits. The most recent use of the property has been for corn, alfalfa, and forage sorghum production. The addition of the new sprinkler system will position the farm to increase more of the acreage into alfalfa production if desired. With the soil, climate and water the farm is well positioned for alfalfa production all the while offering the opportunity of other crops as well.

**HUNTING:** In addition to its agricultural potential, the Jerry Bay Farm offers hunting opportunities, with a population of Mule Deer frequently visiting the property. This additional recreational aspect adds to the overall appeal of the investment, catering to individuals with varied interests in both agriculture and outdoor activities.



# Bay Farm Soils Map



State: **Colorado**  
 County: **Otero**  
 Location: **27-22S-54W**  
 Township: **Cheraw**  
 Acres: **160.76**  
 Date: **2/19/2024**










Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

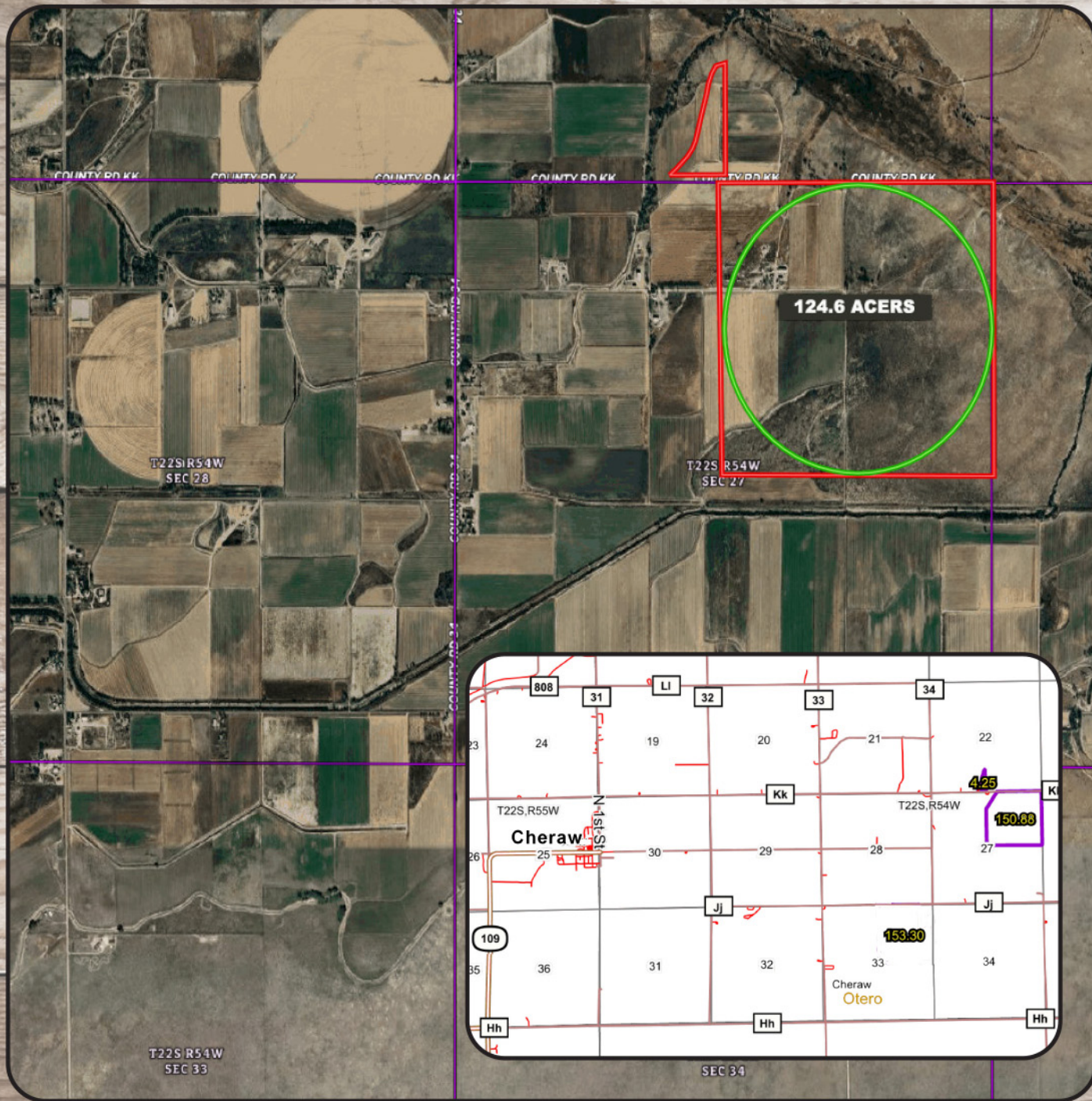
Area Symbol: CO089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Irr class Legend	Irr Class	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
NeB	Nepesta clay loam, 0 to 3 percent slopes	85.03	51.8%		Ile	23	1	23
OdA	Oterodry sandy loam, dry, 1 to 4 percent slopes	32.37	19.7%		IIle	13		13
NmA	Numa clay loam, 0 to 1 percent slopes	31.32	19.1%		Ie	21	1	21
NmB	Numa clay loam, 1 to 3 percent slopes	8.71	5.3%		Ile	21	1	21
WtA	Wapiti clay loam, dry, 0 to 3 percent slopes	4.27	2.6%		IIc	17	1	17
RdB	Rocky Ford silty clay loam, 1 to 3 percent slopes	2.18	1.3%		IIc	21	1	21
RdA	Rocky Ford silty clay loam, 0 to 1 percent slopes	0.40	0.2%		Ic	21	1	21
<b>Weighted Average</b>					<b>2.00</b>	<b>*n 20.4</b>	<b>*n 0.8</b>	<b>*n 20.4</b>

\*n: The aggregation method is "Weighted Average using all components"

**Soils:** The Jerry Bay Farm is comprised predominately of Class I & Class II soils. The soils quality of the farm gives the opportunity to maximize crop production with approximate management. The predominant soils series include: Nepesta clay loam, Numa clay loam, Korman and Neesopah loams and Rocky Ford silty loam.

**Water and Crop Acres:** Water resources play a crucial role in the agricultural productivity of the Jerry Bay Farm. The property includes 145 shares of the Holbrook Mutual Irrigation Canal. This significant water allocation enhances the farm's irrigation capabilities. The total crop acres consist of approximately 124.6 FSA acres under irrigation.



**124.6 ACERS**

T22S R54W  
SEC 28

T22S R54W  
SEC 27

T22S R54W  
SEC 33

SEC 34



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**Taxes: \$2841.84 (2024)**

**Price: \$780,000**

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