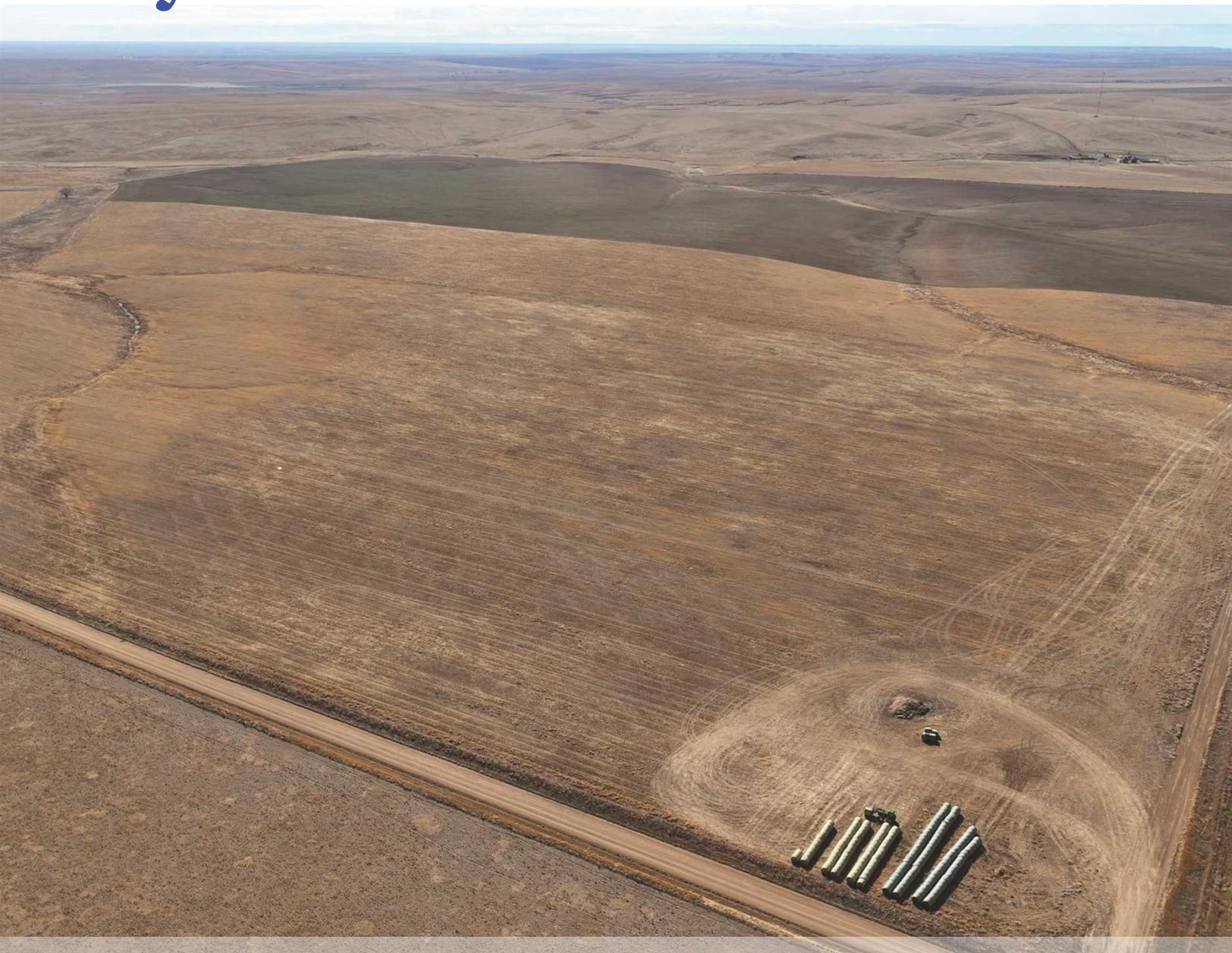


Pay Rock Road 4 Sections



2,550.65 ± ACRES | BYERS, CO | ADAMS COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State:	Colorado
Region:	East Central Plains
County:	Adams
Property Type:	Dryland & Grass
Acres:	2,550.65 ± acres
Price:	\$1,100.00 per acre
Estimated Taxes:	\$5,061.76
Location:	~28 miles NE of Byers, CO

COMMENTS

Take a look at this highly productive farm and ranch offering in Adams County, located just miles from Byers, CO. Comprised of four separate sections totaling 2,550.65 ± acres, this property sits on flat to gently rolling plains on the scenic Colorado Prairie. Excellent county road access on multiple sides allows for efficient farming operations and easy land management. Multi-peril insurance is in place on the 2026 wheat crop.

Section 21 - This tract is bordered by well-maintained county roads along the north and west boundaries. The south half is currently planted in winter wheat, while the north half is fallow and prepared for spring planting. A livestock well with a damaged windmill is located on the property. The well is reportedly good and with repair of the windmill or conversion to a solar system would provide a stable source of water for livestock and wildlife. (Owner would consider selling this tract separately.)

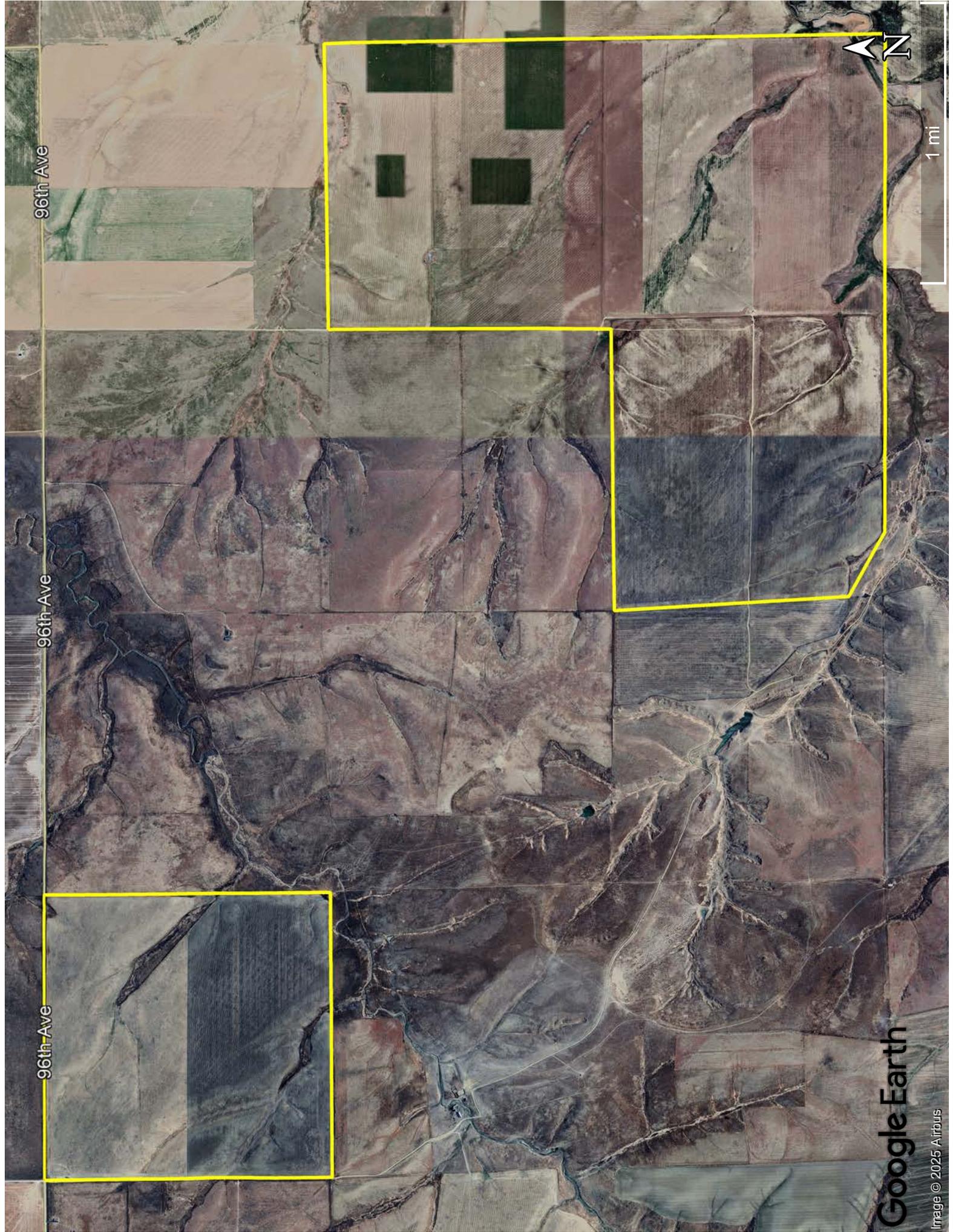
Section 36 - The north half is fallow and ready for spring planting, with winter wheat planted on the south half. A wind/solar energy lease is in place, generating approximately \$5 per acre annually (around \$3,200 per year). Water reports suggest that drilling in the south draw could yield a good well.

Section 25 - Winter wheat is planted on the north half, with the south half fallow and ready for spring planting. Improvements include a former building site featuring a non-functional grain bin and a shop building. A power line extends to the site, offering potential utility access for future improvements. A county road runs the full length of the west boundary, providing dependable access for large equipment. The north draw reportedly presents additional development potential for a water well drilling site.

Section 35 - The entire section is currently planted in winter wheat. This tract offers exceptional access, with multiple entry points along the county road and an additional road dividing the property into north and south halves, allowing for convenient field operations.

This is a strong Eastern Colorado agricultural opportunity combining productive soils, established planting history, income potential and outstanding access.





96th Ave

96th Ave

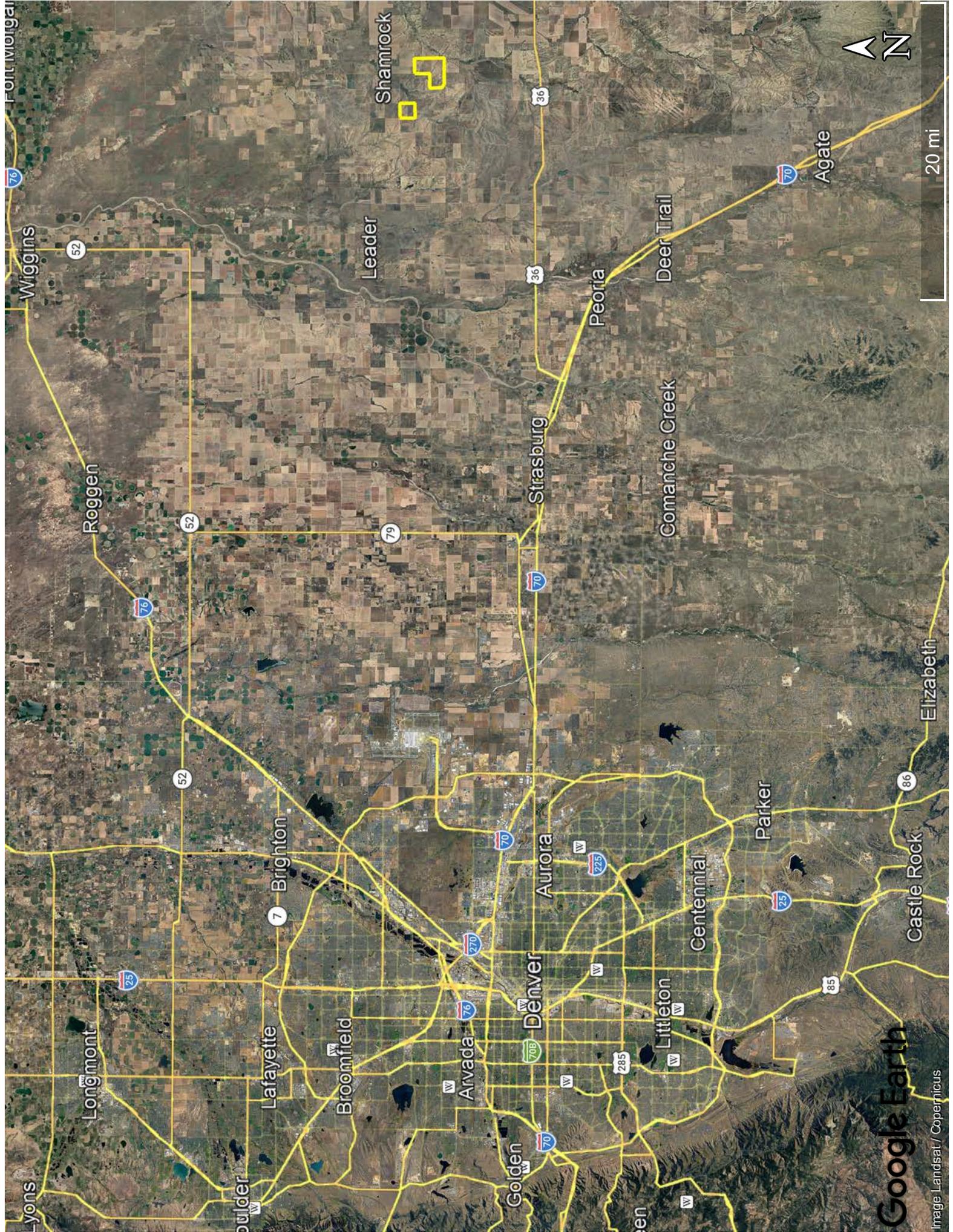
96th Ave



1 mi

Google Earth

Image © 2025 Airbus



20 mi

Google Earth

Image Landsat / Copernicus

96th Ave

96th Ave

96th Ave

SEC 21

SEC 25

SEC 36

SEC 35



1 mi











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