



LIVE WATER  
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

## SUNHOUSE FARM

CENTER, COLORADO

1,910 ACRES | \$15,000,000

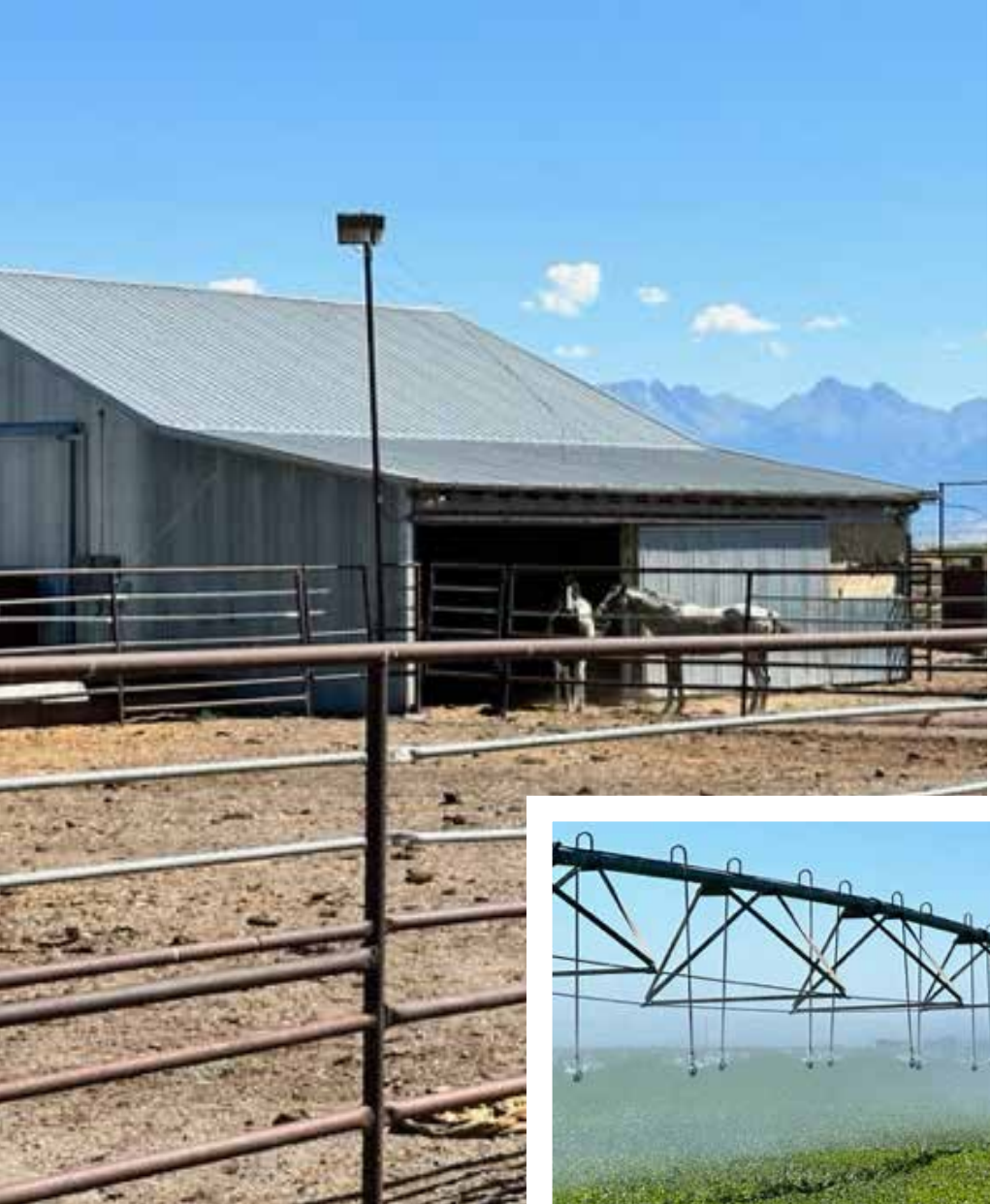
Sunhouse Farm is a 1,910-acre irrigated farm located in the heart of Colorado's Saguache County, nestled between the towering San Juan Range and the Sangre De Cristo Range. This extensive property is optimized for efficient crop production, with 1,433 acres under pivot irrigation and support from 25 irrigation wells. The farm primarily focuses on cultivating potatoes, small grains, and canola. It features 17 steel grain storage bins and a substantial 74,215 square feet of climate-controlled storage space spread across five large potato storage sheds. Additionally, the property boasts essential infrastructure, including a shop, an office with certified scales, and an equipment storage building. There are also two homes on-site, one for hired help and a comfortable main residence with corrals and sheds.

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## At a Glance

Sun Farm benefits from year-round access via paved Highway 112 and County Road 57, with the town of Center just seven miles to the east and Alamosa located 26 miles to the south. Water rights for the entire 1,910 acres are secured through Farmers Union. The farm's 12 center pivots, featuring brands like Reinke, Valley, and Lockwood, are in excellent condition. As of 2023, the property is under lease, and lease details are available. Sun Farms presents a unique and attractive opportunity to acquire a fully functional, large-scale Colorado farm with robust infrastructure, ample water rights, and a prime location. Its versatility allows for various crop options or expansion of existing agricultural operations.

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