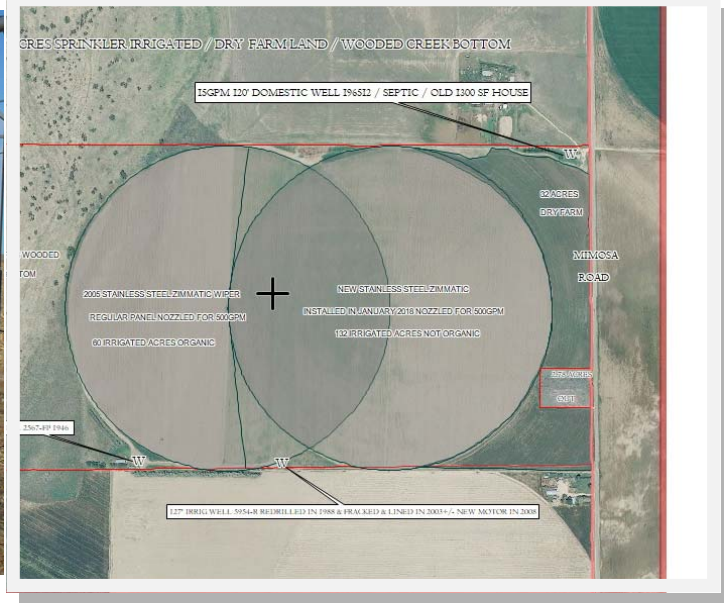


317+/- ACRE IRRIGATED FARM, ADAMS COUNTY 4 MILES SOUTH OF HOYT COLORADO

FRANK LINNEBUR, BROKER CALL: 303-748-7028

FARM 24 MILES NE OF BYERS, CO 192ACRES IRRIGATED / 50AC DRYFARM / 75AC WOODED CREEK



- LOCATION: From Byers go 9 miles East on US Hwy 36 to Leader Road then 11 miles N to 112<sup>th</sup> then 1 mile E to Mimosa then 3&1/2 miles N to the SE corner of the Property.
- LOCATION: From Hoyt CO go 1 mile E on Rd A to Mimosa then 3 miles S to the NE corner of the Property.
- LEGAL: N1/2 of Section 23, Township 1 South, Range 60 West of the 6th P.M. County of Arapahoe. State of Colorado.
- ACREAGE: 317.21 acres except roads per the Adams County Assessor. The property is composed 192+/- acres under 2 sprinkler irrigated pivots, 50 acres dry farm land and 75+/- acres wooded creek bottom.
- WATER: 2 irrigation wells 2567-FP and 5954-RFP with Final Permits producing 500+ gallons per minute total supplying 1 sprinkler of 2 sprinklers at a time. Each sprinkler is nozzled for 500 gpm. Domestic well 916512 in NE corner and septic.
- SPRINKLERS: The West sprinkler is a 2005 Stainless Steel Zimmatic with regular panel. The East sprinkler is being replaced with a new stainless steel Zimmatic. Each sprinkler covers 125+/- acres. They overlap in the center on 60+/- acres irrigating a total of 192+/- acres.
- STRUCTURES: 1976 80' x 40' Marvel Brute Quonset with cement floor. 1982 3900 bushel grain bin. Old farm house.
- PRCE \$1,200,000.00 cash at closing or terms acceptable to Seller.
- MINERALS: Property to include owner's mineral rights, if any, pertaining to the Property. It is Seller's belief that they own little or no minerals and that all minerals rights are reserved by Union Pacific
- ZONING: Property is zoned AE Agricultural with minimum lot size of 35 acres.
- TAXES: Property taxes for 2016 were \$3,544.00.
- NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Transaction (neutral) Broker not a Seller's agent.