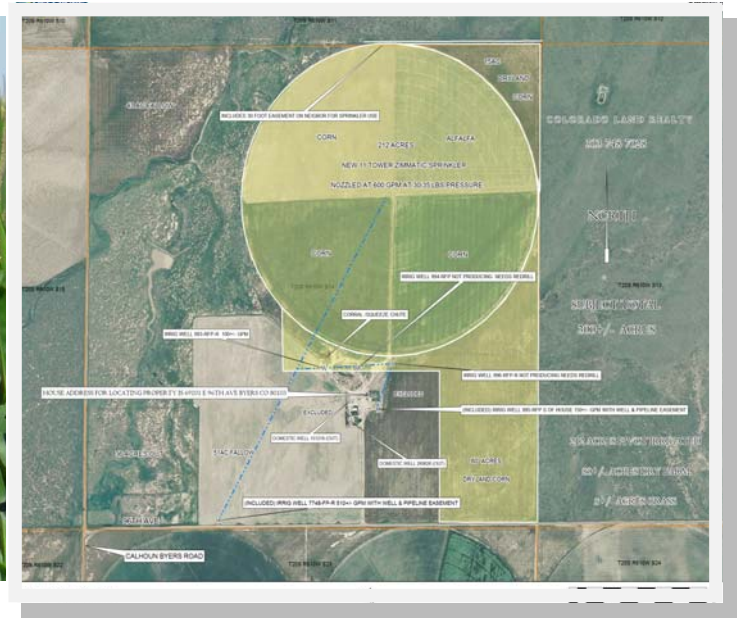


300 ACRES IRRIGATED & DRY FARM 12 MILES NE OF BYERS CO



ADDRESS: 69101 E 96th Ave Byers CO 80103.

LOCATION: From Denver E-470 and I-70 go East on I-70 27 miles and take Exit 316 at Byers CO, at stop sign go Left under I-70 going North on I-70 1&1/2 miles and follow Hwy 36 as curves East for 1/2 mile to Calhoun Byers Rd then go North 9 miles to 96th Ave then East ¼ mile to the Property. Aprox 1/2 mile of frontage on County Road 96th Avenue.

LEGAL: Part of Section 14, Township 2 South, Range 61 West of the 6th PM County of Adams.

ACREAGE: 300+/- Total Acres of which 212+/-acres pivot irrigated @ \$3,500/ac includes 5 irrigation wells of which 3 are in use producing 600gpm, 80+/-acres dry farm @ \$1,500/ac and 5+/- acres grass at \$700/ac. Crops are negotiable depending on the date of sale.

PRICE: \$866,000.00 No owner carry. Broker may have short term private financing options.

WATER: 5 Irrigation wells of which 3 are producing approx. 600-700 gallon per minute. Sprinkler is nozzled at 600 gpm and approximately 35lbs pressure.

SPRINKLER: Eleven tower Zimmatic Sprinkler with low pressure drops and radio controled panel installed in June of 2014 at a cost of \$99,500.00.

MINERALS: Property includes all of Sellers mineral rights, if any. Seller believes that they own little or no mineral rights.

TAXES: Approximately \$2,000.

SCHOOLS: Byers School District 32-J for elementary, Junior High and High School.

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.