

**417.3 ACRES IRRIGATED LAND – GRASS – GRAVEL PIT  
AMITY – BUFFALO WATER – LAWMA SHARES**

**FOR SALE**

**LOCATION:** From Holly, Colorado 3 miles West on Highway 50, 1 ¼ mile North on Road 31

**ACCESS:** Property is bordered by County Road HH on the North side and County Road 31 on the West side

**DEEDED ACRES:** 417.35

**LEGAL DESCRIPTION:** NW1/4, SW1/4 above the railroad right of way, SW1/4 of the NE1/4, W1/2 of the SE1/4 Section 6, Township 23 South, Range 42 West of the 6<sup>th</sup> P.M., Prowers County, Colorado

**FSA INFORMATION:** 187.11 Cropland acres

Base acres: Wheat: 31.18; Corn: 21.76; Grain Sorghum: 39.16

Yields: Wheat: 22 bushel; Corn: 109 bushel; Grain Sorghum: 33 bushel

**CRP INFORMATION:** Acres Enrolled 6.66; Contract Period: 1-1-12 to 9-30-22; Rental Rate Per Acre: \$34.00

Annual Payment: \$234.00, Seller's interest 50%, Tenant's interest 50%

The Buyer's as the successor to the CRP contract No. 10205A shall comply with all US Government FSA and NRCS rules and regulations and hereby agree to indemnify and hold the Seller's harmless due to a violation on the part of the Buyer.

**CROPS:** Per the terms of the cash lease, all growing crops and rights to pasture grass, residue of feed and stalks will be retained by the tenant.

**ACREAGE OVERVIEW:** 187.3 total cropland acres; 6.88 CRP acres; 223.12 acres of native grass

Gravel pit locations, Improvement location, ditches, field roads

**WATER AND PUMPING RIGHTS:**

131 Shares of Amity Mutual Irrigation Company, certificate No. 1848

20 Shares of Buffalo Mutual Irrigation Company, the Buffalo Canal runs through the southwest corner of the property, certificate No. 97

24 Shares of LAWMA augmentation water, certificate No. 7

A& B domestic Water Association

Jones Water Transfer Lateral

Colorado Division of Water Resources: Irrigation Well Permit 021181-F: condition of well is unknown and appears to be out of operation for several years. With the 24 shares of LAWMA water, there is a possibility by file and augmentation plan that the well use might be reinstated. We recommend a well and equipment inspection. Well date: June 27, 1977. Area of irrigation: 350 acres. Proposed rate: 2,000 GPM. Well equipment: Amarillo right angle gear head, 125 HP, 1760 RPM, 1 to 1 ratio, discharge pipe, Waterman vent, all casing.

**GRAVEL PIT:** Property is subject to a lease with Prowers County, State of Colorado dated July 28, 1977 Permit NO. M77-387. The Buyer's as successors shall comply with all rules and regulations as set forth by the Colorado Department of natural Resources Mine and Reclamation Board. Pit lease: The lease shall continue from a year-to-year calendar basis provided either party may terminate the lease at the end of any calendar year by a 30 day written notice. A copy of the lease will be available upon request.

**IMPROVEMENTS:** Older model wooden corral, house that appears to uninhabitable, brick building.

**PRIMARY SOILS:** Las Loam Rocky Ford Clay Loam 1 to 3% slope, Rocky Ford Clay Loam 1 to 3% slope, Over limestone, Potter and Nihill gravelly soils 1 to 5% slope.

**MINERALS:** According to the Prowers County records, all of the minerals appear to be with the surface.

**POSSESSION:** at closing

**LISTED PRICE:** \$575,000.00

**BROKERS NOTICE:** Mason Morse Ranch Company makes no warranties or guarantees. The property is sold in it's present and as-is condition and is sold subject to all easements, right-of-ways, restrictions and leases, if any.

**LISTED EXCLUSIVELY BY:**

Mason Morse Ranch Company

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