

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, 1¼ mile north on Road 31

DEEDED ACRES: 417.35

LEGAL DESCRIPTION: NW¼, SW¼ above the railroad right of way, SW¼ of the NE¼, W½ of the SE¼ Section 6, Township 23 South, Range 42 West of the 6th 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 PROGRAM: 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%

CROPS: Approximately 35 acres planted to alfalfa, approximately 88 acres in milo. Seller's will retain their 1/3 interest in harvested milo. Any remaining hay crop will to the buyers.

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:

-130 shares Amity Mutual Irrigation Company

-20 shares Buffalo Mutual Irrigation Company, the Buffalo Canal runs through the southwest corner of the property

-24 shares LAWMA augmentation water

-A & B domestic Water Association

-Irrigation Well Permit 021181-F, condition of well unknown and appears to be out of operation for several years.

- Jones Water Transfer Lateral

GRAVEL PIT: Property is subject to a lease with Prowers County, State of Colorado dated July 28, 1977

IMPROVEMENTS: Older model wooden corral, house that appears to be inhabitable, brick building

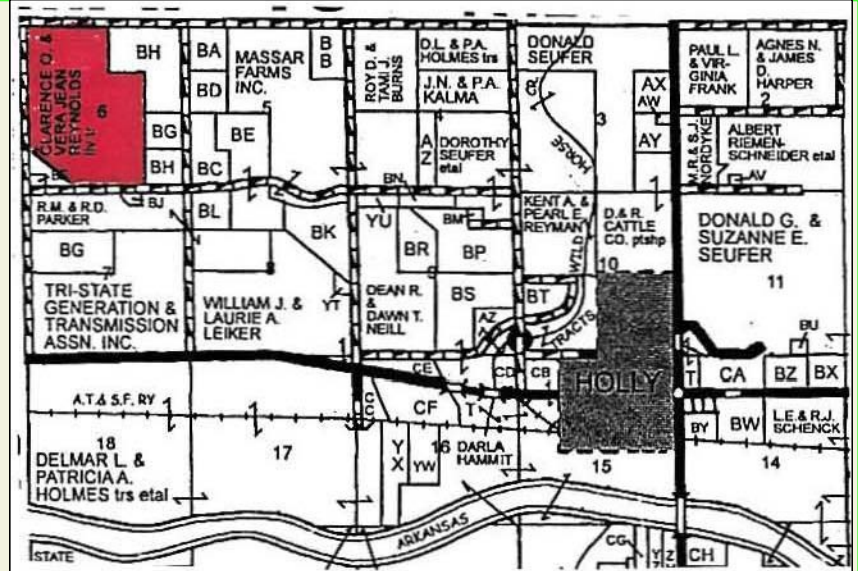
PRIMARY SOILS: Las Loam Rocky Ford Clay Loam 1 to 3% slope, Rocky Ford Clay Loan 1 to 3% slope, Over limestone, Potter and Nihill gravelly soils 1 to 5% slope.

MINERALS: According to the Prowers County records, all of the minerals are with the surface.

POSSESSION BY THE TENANT: Possession of the entire farm will be upon completion of the milo harvest.

LISTING PRICE: Please contact broker

BROKERS NOTICE: Farmer-Stockman Realty and Auction, LLP 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.



CONTACT:



**FARMER-STOCKMAN
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Under all is land, our professionals will lend you a hand.

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FARMS - RANCHES - RESIDENTIAL

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