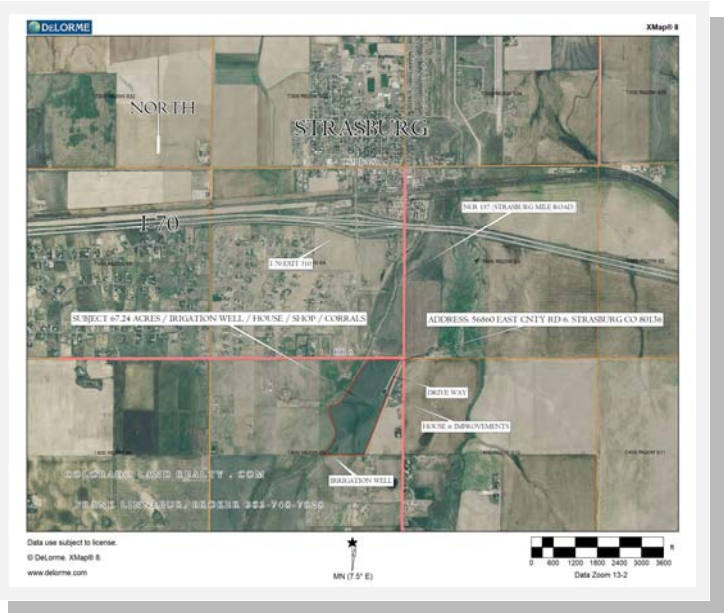


IMPROVED 67.24 ACRE FARM WITH IRRIGATION WELL ONE MILE SOUTH OF STRASBURG, CO

67.24 ACRES / IRRIGATION WELL / 2,600 SF HOUSE / 4,000 SF SHOP / CORRALS

FRANK LINNEBUR, BROKER CALL: 303-748-7028



- LOCATION: From Strasburg CO go 1 mile S on CR157 to Road 6 and the driveway to the property.
- ADDRESS: NO ENTRANCE TO THE PROPERTY WITHOUT AN APPOINTMENT
- PRICE: \$975,000.00 cash at closing.
- LEGAL: Located in the NE1/4 of Section 9, Township 4 South, Range 62 West of the 6th P.M. Arapahoe Cnty.
- ACREAGE: 67.24 acres per a professional survey of the property.
- IRRIGATION : Irrigation well #10379-FP 44' deep adjudicated to irrigate 50 acres at 125 acre feet.
- WELL
- DOMESTIC: Domestic well #259986 410' deep 15 GPM with oversized casing for domestic, livestock and potential commercial by submitting a change of use thru the CO Division of Water Resources.
- WELL
- IRRIGATION: Irrigation equipment on the property negotiable if Buyer is interested.
- HOME: 2600sf ranch style 1 story home 4 bedrooms, two full baths one 3/4 and two 1/2 baths. Attached 4,000sf shop with overhead doors, lighting, radiant heat and 3 phase.
- CORRALS: Approximately 230' x 75' welded pipe corral with cement feed bunks.
- FENCNG: Property has smooth wire perimeter fence and cross fencing.
- 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 2018 were \$2,660.00.
- 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.