

118+/- ACRE IRRIGATED FARM, ADAMS COUNTY 19 MILES NE OF BYERS COLORADO

FRANK LINNEBUR, BROKER CALL: 303-748-7028

126+/- ACRES IRRIGATED / 18+/- ACRES DRY FARM / 230+/-GPM WELL / 2006 VALLEY SPRINKLER



- ADDRESS: 78501 E 112th Ave Byers CO 80103-8625 (This is the address for house in the SE Corner of the Property 'that is not included with the Subject 118 acre Property.
- LOCATION: From Byers go 9 miles East on US Hwy 36 to Leader Road then 11 miles N to 112th and the SE corner of the Property. 1/4 mile paved county road frontage.
- PRICE: \$625,000.00. Possible Seller Carry or Lease with option to purchase.
- LEGAL: The N1/2 of the SW1/4 and the SW1/4 of the SW1/4 of Section 2, Township 2 South, Range 60 West of the 6th P.M. County of Arapahoe. State of Colorado.
- ACREAGE: 120 acres except county roads per the Adams County Assessor. Actual acreage closer to 118 acres. 96 deeded irrigated acres and 31 permanent farming easement irrigated acres and 18 dry farm acres.
- IRRIG WELL: Irrigation well and Final Well Permit #10516-FP currently producing 230+/- gallons per minute.
- .SPRINKLERS: Valley center pivot sprinkler with control panel and low pressure drops in excellent condition Serial #994501.
- MINERALS: Researching however Seller believes that he has little or no mineral rights.
- ZONING: Property is zoned AE Agricultural with minimum lot size of 35 acres.
- TAXES: Property taxes for 2016 were \$3,544.00.
- NOTE: Property is Broker Owned. 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 and /or prior sale.