

320 ACRE IRRIGATED FARM, ADAMS COUNTY 22 MILES NE OF BYERS COLORADO (LEADER CO)

FRANK LINNEBUR, BROKER CALL: 303-748-7028

247AC IRRIGATED / 53AC DRY FARM / 9AC GRASS /2009 VALLEY / 2000 RAINKE / 500+/- GPM



ADDRESS: 12021 Mimosa Road Byers CO 80103. (1 mile North of Leader CO).

LOCATION: From Byers go 9 miles East on US Hwy 36 to Leader Road then 11 miles N to 112<sup>th</sup> then 1 miles East to Mimosa and the SE corner. 1/2 mile paved county road frontage.

PRICE: \$1,200,000.00. Possible Seller Carry or Lease with option to purchase.

LEGAL: The S1/2 of Section 35, Township 1 South, Range 60 West of the 6th P.M. County of Adams, State of Colorado.

ACREAGE: 320 total acres except Adams County Assessor except Mimosa County Road. Breakdown 247 acres irrigated 53 acres dry farm and 9 acres grass per the Farm Service Agency,

IRRIG WELL: Irrigation well #8312-RFP currently producing 500+/- gallons per minute. Turbine pump.

SPRINKLERS: 2009 Valley Sprinkler Model 7000-30 SN#10742919 with control panel and 2000 Rainke Sprinkler and control panel.

ELECTRIC: 2017 Electric bill \$11,059.00.

MINERALS: Seller owns no mineral rights.

ZONING: Property is zoned A3 Agricultural with minimum lot size of 35 acres.

TAXES: Property taxes for 2018 were \$3,043.00.

NOTE: Property is Broker Owned. The information contained herein has been obtained from reliable sources but is not guaranteed by Seller or Broker. Offer is subject to error, change or prior sale.