

880 ACRES FARM LAND WITH 2 WINDTOWERS 13 & 1/2 MILES EAST OF HUGO CO



- ADDRESS: 1 mile East of Rush Creek II Excel electric substation located at 41699 CR45 Hugo CO 80821 or 41699 CR45 Arriba CO 80804.
- LOCATION: From Hugo CO go SE on US Hwy 40 just past Lincoln County Fairgrounds to Rd 2W then East 11.5 miles to County Rd 45 (near wind tower) then South 1 mile to trail then East 1 mile to Property. See maps.
- LOCATION: From Arriba go South on CR 43 ten miles to CR 2W then East 1.5 miles to CR 45 then South 1 mile to trail then East 1 mile to the Property.
- LEGAL: The SW1/4 of Section 3, all of Section 10 and the N1/2N1/2N1/2 of Section 15, Township 11 South, Range 52 West of the 6th P.M. Lincoln Cnty
- ACREAGE: 880+/- Total Acres per Lincoln County Assessor.
- BASE: Wheat base 452.36, Sorghum base 69.58, Corn base 32.96 per Lincoln county Farm Service Agency.
- PRICE: \$1,050,000.00 or \$1.193 per acre on 880 acres Buyer to receive all rights to Wind Tower Lease income described below.
- WIND TOWERS: A portion of the property is leased to Excel for 2 wind towers and access easement. The Seller is paid quarterly and the payment is based on a percentage of the electric revenue generated from the towers. The tower has yielded \$19,000+/- per year since startup in 2018. There is a rent guarantee of \$12,000 per year increasing 2% annually for the life of the lease.
- WATER: Stock Well Permit 31488 in the SW1/4SE1/5 of Section 10. 45 foot deep, water quality and condition of well and pump, if any unknown.
- MINERALS: Seller will transfer any owned mineral rights, if any, to the Buyer. The assessor shows several reservations owned by other parties.
- TAXES: 2020 taxes paid were \$833.48 or approx. \$1.00 per acre.
- 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. Broker is a Transaction (neutral) Broker and not the agent of the Seller.