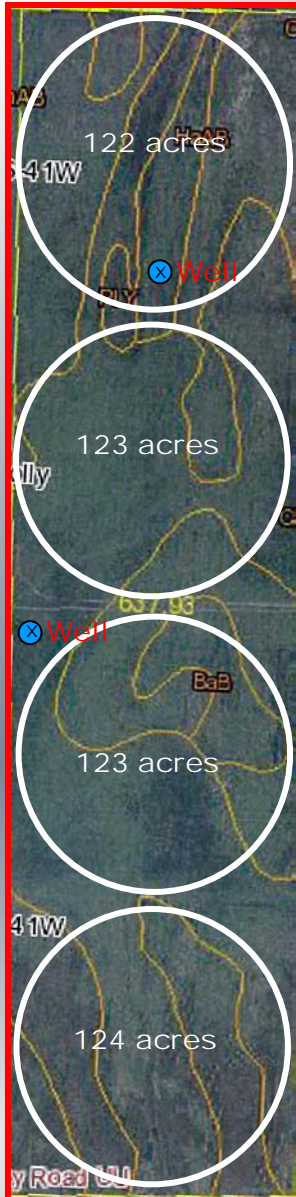




**FARM & RANCH REALTY, INC.**  
 PO BOX 947  
 COLBY, KS 67701



**640+/- ACRES PROWERS CO., COLORADO  
 IRRIGATED CROPLAND & DRYLAND**



## IRRIGATION INFORMATION:

### NE/4 of 6-21-41:

- 2002 Valley 8000 sprinkler – 1300'

### SE/4 of 6-21-41:

- 1984 Lockwood 2208 sprinkler – 1305' w/complete Zimmatic conversion

### NE/4 of 7-21-41:

- 1984 Lockwood 2265 sprinkler – 1305' w/complete Valley conversion

### SE/4 of 7-21-41:

- 1980 Valley 4271 sprinkler – 1310'

There are 2 irrigation wells on the property covered under the following water right certificates:

- #11891 is permitted for 240AF at 1,200 GPM, 155' deep
- #11646 is permitted for 400AF at 2,200 GPM, 200' deep – well is run by 605ci IHC motor on natural gas that runs a generator and provides electricity to all 4 pivots and the submersible pump on the smaller well

- 4 pivots
- Sprinklers are nozzled at 400GPM
- New underground electric wire, connecting pipe & valving
- New pumps & pipes in both wells
- New water meters installed in both pumping sites

- Wells are permitted to comingle
- 640 acre ft. for 492 acres





# FOR SALE

## 640 ACRES IRRIGATED CROPLAND

### PROWERS COUNTY, COLORADO

#### LEGAL DESCRIPTIONS: E/2 OF 6-21-41 AND E/2 OF 7-21-41

**LOCATION:** From the intersection of Hwys 89 & 96 at Towner, Colorado, go 16 miles South to Co Rd UU, and 1 mile east to the SE corner of the property.  
**SIGNS WILL BE POSTED!**

**CROPS:** Seller will plant 2012 corn crop this spring with Buyer reimbursing the Seller for all crop expenses. Buyer will receive 100% of the 2012 corn crop.

**MINERAL RIGHTS:** Seller will convey surface rights only as mineral rights are subject to a prior reservation of record.

**FSA INFORMATION:** Cropland acres - 637.9

	Base Acres	DCP Yld
Wheat	424.6	16
Grain Sorghum	128.1	28
Barley	32.3	26

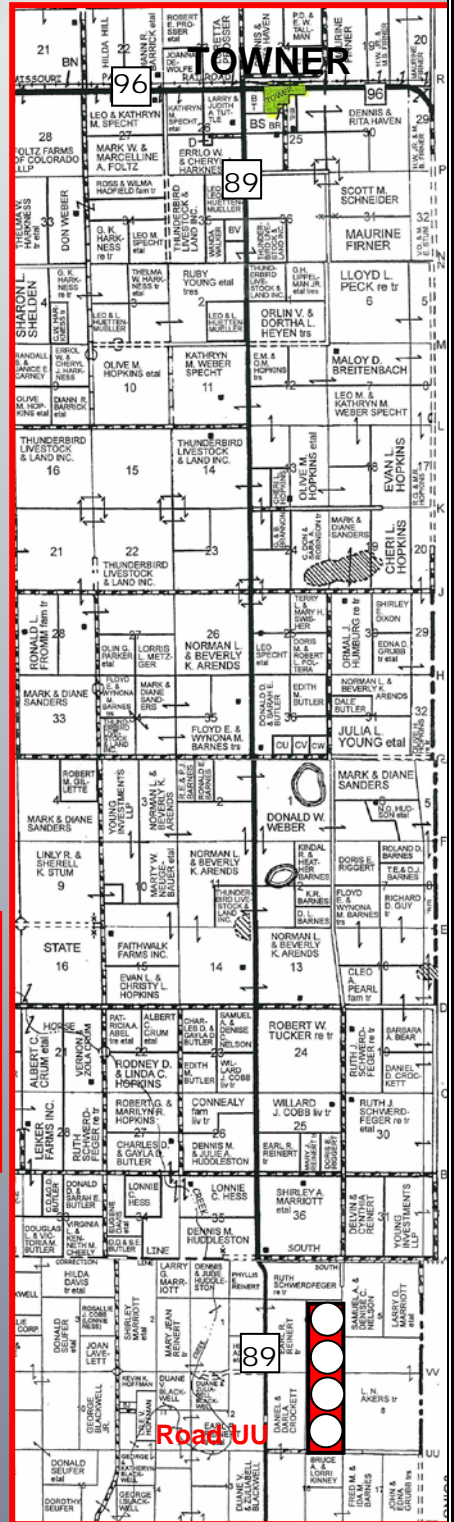
Buyer will receive 100% of all FSA payments associated with the 2012 crop year.

**POSSESSION:** Date of closing.

**REAL ESTATE TAXES:** Seller will pay taxes for 2011 and prior years. Taxes for 2012 will be paid by the Buyer. (2011 taxes = \$855.96)

**PRICE:** \$2,240,000

[www.farmandranchrealty.com](http://www.farmandranchrealty.com)



**REALTORS NOTE:** This nice, level land has most recently been in CRP. It has been recently developed for irrigation. There is good water, with new and reconditioned equipment. **THIS OFFERING HAS GREAT PRODUCTION POTENTIAL!!**



# FARM & RANCH REALTY, INC.

**NEAL MANN**, Listing Agent (785-635-2102)

1420 W. 4<sup>th</sup> • Colby, KS 67701

**Toll Free - 800-247-7863**

**DONALD L. HAZLETT**, BROKER

*"When you list with Farm & Ranch, it's as good as SOLD!"*

