

Irrigated Farmland

(Irrigation water is leased)

\$525,000



Property Overview

Property	+/- 106 acres located Southwest of Platteville, CO. The property lies along County Road 21 and County Road 28 off of HWY 66. From Platteville take Hwy 66 West about 2 miles to County Road 21. Take County Road 21 South about half a mile. The property is on the west side of CR 21. Signs will be posted.
Location	Located in part of Southeast $\frac{1}{4}$ of Section 27 of Township 3 North, Range 67 West.
Taxes	2014 Taxes = \$962.72.
Additional	There is an irrigation well augmented by Central WAS (Permit #5574-F). The water lease is for 170 shares of Lupton Meadows and $\frac{1}{4}$ share of Lupton Bottom. The water can be leased for the cost of the assessments on a year to year basis. The lease expires December 31, 2015 and is leased from the City of Aurora. Pivots are included with the sale. Seller retains all mineral rights.



Presented by:



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