



Weld County Irrigated Farm

Located south of Kersey, CO near WCR 57 and WCR 44

77 total acres +/- of which 60 +/- is pivot irrigated

1-Irrigation Well augmented through Central Permit #10676-R-R 73.27 acre foot allotment for 2013

1-2010 Reinke and 1-2005 Zimmatic

Legal Description: Part of the South 1/2 of the Southwest 1/4 of Section 14, Township 4 North, Range 64 West

Improvements consist of a 5 bed, 3 bath 4,200 +/- sq. ft. stucco home with a recent addition, new windows, new flooring, corn stove, updated kitchen, new deck, a new building for a smoke house to host a BBQ, and a indoor building for a hot tub (hot tub is included). The home features dual ac, dual furnaces and is set up for two hot water heaters. There is a 5/8" CWCWD water tap. A new white pipe and cable fence has been installed on the property. There are several outbuildings including a 30 x 50 insulated building, 70x 90 three sided building, 40 x 60 heated (waste oil and new overhead radiant heating) and insulated and a 24 x 60 barn. The feedyard has 700' of new pipe and cable fence. No mineral rights included in sale. Part of the farm ground is

located in flood plain.

2012 Taxes: \$2,050.03

CCWCD Fee: \$2,637.60

\$850,000



AGPROessionals, LLC
DEVELOPERS OF AGRICULTURE

This farm is exclusively offered by:

Ryan L Hostetler, ALC

Accredited Land Consultant

303 883 7080 cell

ryan@agpros.com

www.agpros.com

NOTICE TO PROSPECTIVE PURCHASERS: The information contained herein has either been given to us by the owner or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. AGPROfessionals, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. AGPROfessionals, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the sale of subject property.



Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date May 22, 2013

Abbreviated 156 Farm Record

State : COLORADO

Farm Number : 9535

County : WELD

Operator Name :

DAVID BURGESS

Farm Associated with operators :

08-123-9535

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
77.76	70.88	70.88	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	70.88	0.00	0.00	0.00	Yes	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	48.30	0.00	0.00	141.0000	141.0000
Barley	0.20	0.00	0.00	99.0000	99.0000

NOTES



Abbreviated 156 Farm Record

State : COLORADO

Farm Number : 9535

County : WELD

Tract Number : 5086

Description : S2SW4 14-4-64 O 25/2

FAV/WR History : Yes

BIA Unit Range Number :

HEL Status : HEL

Wetland Status : Wetland determinations not complete

WL Violations :

Owners : DAVID BURGESS

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
77.76	70.88	70.88	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	70.88	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Corn	48.30	0.00	0.00	141.00	141.00
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NOTES



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May 23, 2013

F# 9535
T# 5086

2011 Digital Orthophotography NOT TO SCALE
Maps for FSA Purposes Only

WELD COUNTY

14-4-64

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.