

PIVOT IRRIGATED FARM, WELD COUNTY, COLORADO

+/- 130 acres, +/- 110 acres irrigated , approximately 2 miles east of Pierce, CO

Weld County , Colorado. Located at the intersection of Weld County Road 37 and 88

Great farm currently in alfalfa / grass hay.

Part of NW 1/4 Section 31, Township 8 North, Range 65 West, of the 6th P.M.



Water rights: ½ share of Water Supply and Storage Company and 1 ¾ share of Collins Lateral.

Location: WCR 88 (paved) and WCR 37 Pierce, CO.

Equipment: 6 tower updated Valley pivot 40 horsepower electric pump.

Soils: Mostly Thedalund Loam, also some Shingle Loam, and Kim Loam, all 1-3 percent slopes

Great Front Range Location: Close to Greeley, Fort Collins, and Cheyenne, Wyoming.

Mineral Rights: Seller to transfer all oil, gas, and mineral rights owned by Seller if any to Buyer

This is a nice rural community in a productive part of northern Weld County, Colorado. There are numerous dairy and livestock operations in the local area actively buying feedstuff for livestock and cattle. Traditional crops include: Alfalfa, corn, sugar beets, wheat, pinto beans, and even some vegetables. Offering is subject to the completion of the Weld County amended Recorded Exemption process.



\$549,000

40 X 140 Hay Shed



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The information contained herein has been given to us by the owner of the property or obtained from sources that we deem reliable. WE have no reason to doubt its accuracy but we do not guarantee it. Offering is subject to errors omissions and prior sale.