

1,500± Acre Yuma Co. Irrigated Farm Available in 5 Separate Tracts



This excellent farm consists of 1,500± total acres including 8 irrigated circles with 5 outstanding wells in 4 tracts, and 1 tract made up of dryland and grass; The headquarters, located on Tract #3, includes a 3,800 sq. ft. home, shop, quonset and 5 grain bins; located west of Vernon, in Yuma County, Colorado.

You can purchase one, all or any combination of the tracts described below!



TRACT #1: T1S-R46W; Section 14: NW¼, W½NE¼ and N½SW¼

- ✓ **220 Acres Irrigation**, 1 irrigation well, 2 sprinklers nozzled at 750 gpm (both sprinklers can run at same time)
- ✓ **80 Acres Grass**, stock well
- ✓ **Listing Price - \$758,000 Taxes - \$975.78**

TRACT #2: T1S-R45W; Section 30: S½ and Section 31: NW¼

- ✓ **320 Acres Irrigation**, 1 irrigation well, 3 sprinklers nozzled at 750 gpm (run any 2 sprinklers at same time)
- ✓ **160 Acres Grass and Corners**, stock well and corrals
- ✓ **Listing Price - \$992,000 Taxes - \$1,654.60**

TRACT #3: T1S-R45W; Section 16: N½

- ✓ **240 Acres Irrigation**, 2 irrigation wells, 2 sprinklers nozzled at 600 gpm
- ✓ **70 Acres Grass Corners**
- ✓ **10 Acres w/ Improvements**, domestic/stock well
 - * **3,800 SF HOME:** 2 Kitchens (one in basement), 5 Bed Rooms., 3.5 Baths, Full Basement, Attached Garage
 - * **OTHER IMPROVEMENTS:** 40' X 60' Metal Shop, 5 Grain Bins (103K bu. Storage), 50' x 160' Quonset (110K bu. grain storage)
- ✓ **Listing Price - \$1,140,000 Taxes - \$2,547.68**

TRACT #4: T1S-R45W; Section 33: SE¼ and S½NE¼

- ✓ **126 Acres Dryland**
- ✓ **114 Acres Grass**, stock well
- ✓ **Listing Price - \$152,000 Taxes - \$163.68**

TRACT #5: T1S-R44W; Section 20: SW¼

- ✓ **138 Acres Irrigation**, 1 irr. well, sprinkler nozzled at 900 gpm
- ✓ **22 Acres Dryland Corners**
- ✓ **Listing Price - \$483,000 Taxes - \$938.02**

Contact Reese W. Shay
Listing Broker
970-630-5006 cell

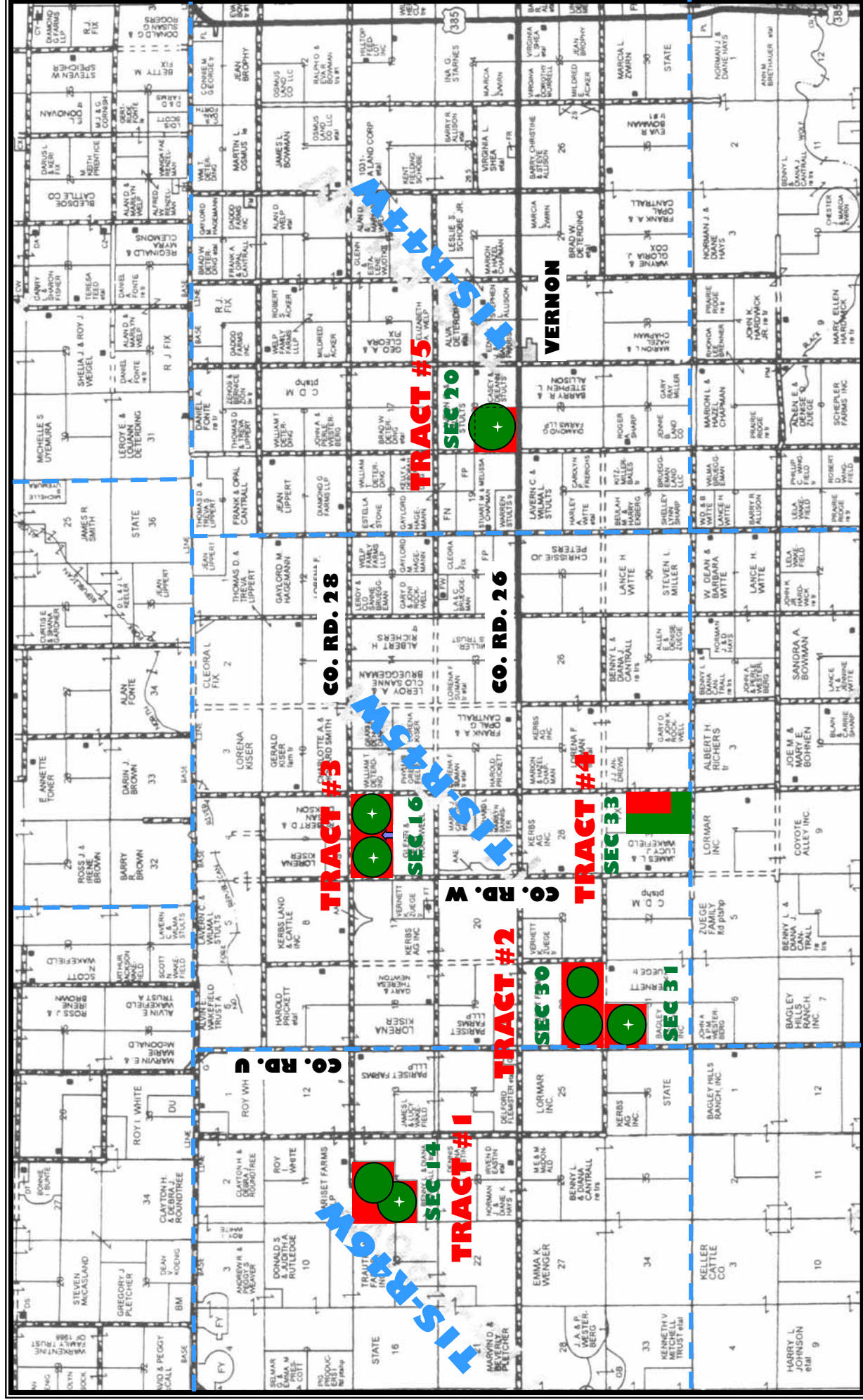
Selling with 5 year Seller lease back, giving Buyer a 5 - 6% return!



SHAY REALTY, INC.

Serving Kansas, Colorado & Nebraska
107 E. Washington St., P.O. Box 576, St. Francis, KS 67756
www.shayrealty.com

This information, while not guaranteed, is from sources believed to be reliable.





1 of 2 Irr. Circles on Section 14
Tract #1



2nd Irr. Circle on Section 14
Tract #1



1 of the 2 Irr. Circles on N $\frac{1}{2}$ of Sec. 16
Tract #3



Irr. Circle in SW $\frac{1}{4}$ of Section 20
Tract #5



Irr. Grass on Section 30 SE $\frac{1}{4}$
Tract #2



Irr. Circle in SW $\frac{1}{4}$ of Section 30
Tract #2



Irr. Circle in NW $\frac{1}{4}$ of Section 31
Tract #2



Dryland wheat on SE $\frac{1}{4}$ of Sec. 33
Tract #4



5 Bins (103K Bu. Grain Storage)
Tract #3



40' x 60' Shop
Tract #3



50' x 160' Quonset (110K Bu. Storage)
Tract #3



Beautiful 3,800 sf, 5 bed rm. brick home
Tract #3