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!



Contact Reese W. Shay Listing Broker 970-630-5006 cell TRACT #1: T1S-R46W; Section 14: NW1/4, W1/2NE1/4 and N1/2SW1/4

- √ 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: S1/2 and Section 31: NW1/4

- ✓ **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: N1/2

- ✓ 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: SE1/4 and S1/2NE1/4

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

TRACT #5: T1S-R44W; Section 20: SW1/4

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

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



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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