

"FRIHAUF FARM" - ALL OF SECTION 25 - T1S - R60W

640+/- ACRES FARMLAND FOR SALE

HOUSE - BINS - OUTBUILDINGS

2 IRRIG WELLS TIED TOGETHER

TOTALING 700 GPM AVG YIELD

CAN SUPPLY WATER TO ONE

SPRIKLER AT A TIME (NOT BOTH)

199.3+/- AC UNDER SPRINKLERS @ \$1750 /AC

11.6+/- AC FLOOD IRRIGATED @ \$1,750 /AC

3.3+/- GPM PER IRRIGATED ACRE

411.2+/- AC DRY FARMLAND @ \$500 /AC

TOTAL PRICE \$890,000.00

1,635SQ FT BEAUTY, YELLOW BRICK RANCH, FULL FINISH BSMT, 1957

IRRIGATION WELL 12346 (#1), 300 GPM AVG YIELD, 122 FEET, 1940

IRRIGATION WELL 12348 (#3), 400 GPM AVG YIELD, 118 FEET, 1952

COLANDREALTY.COM

CALL FRANK 303-748-7028

