

Cope CO. Irrigated



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Owner**

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• **Which includes**

- 640 ac +/- Farm Land,
514.4 ac Cropland
529.5 ac irrigated, bal-
ance improvements
roads and waste.
- This property includes a
very nice 1 62,000 bu.
grain bin and livestock
well as well as perimeter
fence. (DEPRECIATION)
- Subject to cash lease of
\$80,000.00 per year
through 2008.
- Mineral rights none avail-
able.
- 2006 Taxes \$3,616.86 inc.
Republican River Water
District Tax.
- See additional pages for
detail information.



\$1,000,000

Located Eight Miles North of Cope CO.

Section 15, Township 3 South, Range 49 West, 6th P.M.

**This Irrigated farm has been very productive, located
in Washington County Colorado. This farm has very
good water, all irrigated under center pivot irrigation.
Currently two established alfalfa circles.**

***NOTE; Seller is related to broker.**

Notice Broker has gathered information from sources deem reliable, although Broker makes no warranties expressed or implied. Broker shall be representing this property as the Transaction Broker.*

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CROP	BASE ACREAGE	DIRECT YIELD	CC YIELD
Wheat			
Corn	509.2	141	141
Grain Sorghum			
Sunflowers			
Barley			
Total Base Acres	509.2		

Irrigation equipment includes 3 Yumamatic and 2 Valley center pivots currently in use ranging from the early 70's to 03', 1-200 H.P. Allis-Chalmers and 1- 150 H.P. US Motor electric motors. Both wells have chemagation check valves in place.

WELL PERMIT	ACRE FEET	PUMPING RATE	PERMITTED ACRES
19824FP	600	1500 G.P.M.	260
19825FP	600	1500 G.P.M.	288

