

PROPERTY INFORMATION

OVERVIEW:	Productive irrigated farm with a combination of drip and flood irrigation. Excellent water supply with surface water, wells, and augmentation ponds located on site. All gated pipe included.		
LOCATION:	Approximately 3 miles west of Julesburg or 2.5 miles northeast of Ovid in Sedgwick County, CO.		
LEGAL DESCRIPTION:	Part of NE1/4 Section 34; Part of S1/2NW1/4 Section 35, Township 12 North, Range 45 West of the 6th PM, Sedgwick County, Colorado.		
ACREAGE:	Drip Irrigated	83.3+/- Acres	
	Flood Irrigated	57.8+/- Acres	
	Aug Ponds	6.9+/- Acres	
	Site/Ditches/Roads	5.2+/- Acres	
	Total	153.2+/- Acres	
WATER RIGHTS:	157.25 District Acres in Julesburg Irrigation District (JID); 3 irrigation wells augmented by Lower South Platte Water Conservancy District (LSPWCD) plan. Two augmentation sites; landowner receives some of the credits which is typically more than adequate to offset costs of all water assessments and pumping depletions.		
LAND TENURE:	Irrigated cropland for corn, hay or alternative crops.		
FSA INFORMATION:	119.54 acres corn base w/154 bu PLC yield; 13.16 acres soybean base w/45 bu PLC yield.		
IMPROVEMENTS:	1,680 sq ft Equipment Shed w/ electricity (built in 2008); storage unit.		
TAXES & ASSESSMENTS:	2019 real estate taxes payable in 2020: \$1,582.41 Special Assessments of \$3,852.63 for JID acre rights (\$24.50 per District Acre)		
MINERAL RIGHTS:	All OWNED mineral rights to be conveyed to Buyer(s).		
GROWING CROPS:	None; corn was harvested in 2019.		
POSSESSION:	Upon closing for spring planting; otherwise negotiable depending on time of year property sells.		
ASKING PRICE:	\$595,000		
TERMS:	Good funds at closing.		

PROPERTY PHOTOS | MAPS



NOTICE TO PROSPECTIVE BUYER

The information contained herein has either 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. There may be areas infested by noxious weeds; the location and density of noxious weeds is unknown. Reck Agri Realty & Auction and the Seller assumes no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Buyer(s) should verify all information contained herein. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker.



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DRIP/FLOOD IRRIGATED
153.2+/- Acres
Listing #192045



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