



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties
Proudly Presents



ISAKSON IRRIGATED FARM
Ault, Weld County, Colorado

Situated in the heart of Northern Colorado, the Isakson Irrigated farm is a well-watered productive farm with nice set of improvements.

LOCATION & ACCESS

Isakson Irrigated Farm is located in the heart of northern Colorado about 24 miles northeast of Fort Collins, Colorado with year-round access from well-maintained county roads. From Ault, Colorado, travel east on Colorado Highway 14 E/1st St toward US-85 for 0.8 miles; turn left onto County Road 37 traveling north for two miles; turn right onto County Road 86 traveling east for two miles and the destination will be on the left..

Distances from the farm headquarters to cities in surrounding states are as follows:

Ault, CO (pop. 1,449)	5 miles southwest
Eaton, CO (pop. 4,467)	10 miles southwest
Greeley, CO (pop. 105,448)	16 miles southwest
Fort Collins (pop. 165,080)	24 miles southwest
Cheyenne, WY (pop. 61,537)	41 miles northwest
Boulder, CO (pop. 107,125)	80 miles southwest
Denver, CO (pop. 701,621)	75 miles southwest



SIZE & DESCRIPTION

303.58± Total Deeded Acres

Option A: 11.76± Total Deeded Acres with Improvements

This productive 303.58± deeded acre farm is made up of 285± farmable irrigated acres of which 236± acres are under pivot, that includes the 11.76± acres where the improvements are located.

The north pivot is a T&L low-pressure, 8- tower pivot that covers a 139± acre circle, with irrigation water being serviced from three irrigation wells supplied water by Larimer County Underground Water Users Association. This pivot was seeded in alfalfa in year 2014. The east pivot is also a T&L low-pressure, 8-tower pivot that covers a 139± acre circle with irrigation water being serviced from three coffin wells. The east pivot was seeded in alfalfa in year 2009. Historically, the pivots have a production rate of three to four cuttings per year yielding on average 4-1/2 ton of hay per acre.



WATER RIGHTS

- Residence on North Weld Water Tap
- North Pivot
 - 116± Acres
 - Three wells with Larimer County Underground Water Users Association
 - 30 ft deep rated @ 200-300 GPM
- East Pivot
 - 120± Acres
 - Three coffin wells
 - 30-35 ft depth rated at 300+ GPM
- Seller currently rents an additional 3.5 water rights from the City of Thornton. These water rights **will not** automatically transfer to Buyer. Buyer will need to apply for these additional rental water rights after day of closing.



IMPROVEMENTS

The improvements at the Isakson Irrigated Farm are well-maintained and practical for a productive farm and include two homes, 3,200 sq. ft. equipment building/shop with concrete floor, several outbuildings, and corrals.

- **Main Residence:**

- 2,463 sq. ft. one-story ranch house with three bedrooms, four baths, and an 1,548 sq. ft. unfinished basement
- Stucco exterior with $\frac{3}{4}$ inch insulation wrap for energy efficiency
- Remodeled in 2007
- Updates include oak wood floors, custom cabinetry, eat-in kitchen, walk-in closets, Jack and Jill bath, and much more

- **2nd Residence:**

- 876 sq. ft. one-story ranch house with two bedrooms and one bath; built in 1905

- **Farm Improvements:**

- 3,200 sq. ft. equipment shop with concrete floor
- Two 10,000 gallon diesel fuel tanks
- Livestock corrals, feed bunks and stock tanks. Historically, the owner has fed approximately 600 head in the corrals. There are 400 feet of bunks.











REAL ESTATE TAXES

According to the Weld County Assessors' offices, the real estate taxes on the Isakson Irrigated Farm are approximately \$7,153 per year.

MINERAL RIGHTS

Seller does not own any mineral rights associated with the subject property; therefore, no mineral rights will transfer.

UTILITIES

Electricity – Poudre Valley REA

Gas/Propane – Propane is provided by private providers.

Communications – Cellular service is available via Verizon and other carriers.

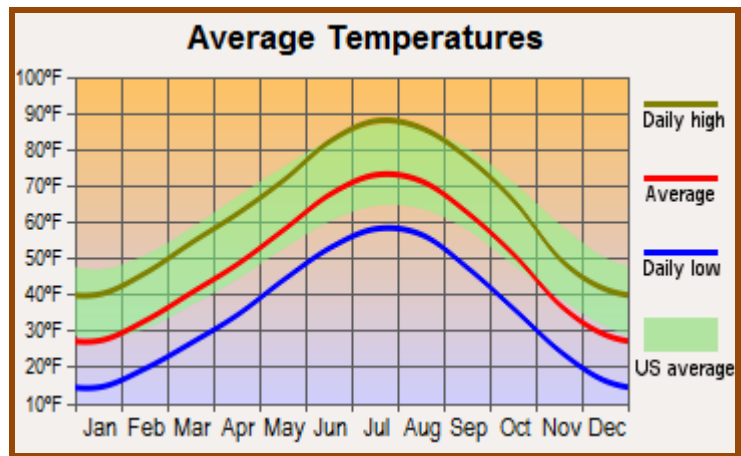
Television – Satellite

Water – Private Wells

Sewer – Private Septic

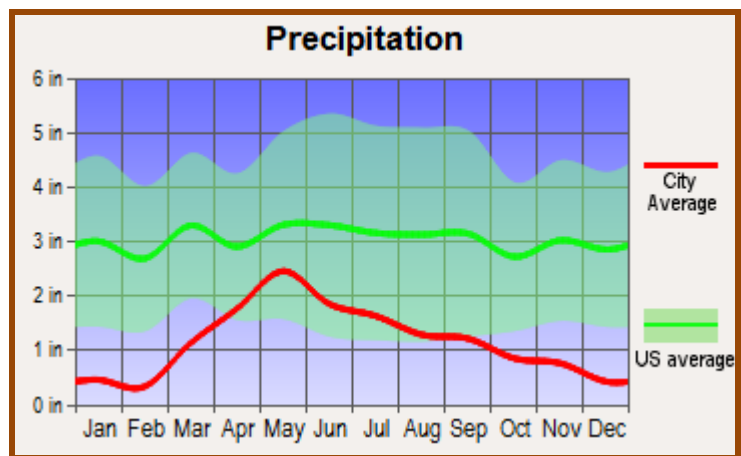
CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Ault, Colorado area is approximately 14.19 inches including 40.4 inches of snowfall. The average high temperature in January is 42 degrees, while the low is 12 degrees. The average high temperature in July is 90 degrees, while the low is 55 degrees. The charts to the right are courtesy of www.city-data.com.



STATE OF COLORADO

Colorado, constituent state of the United States of America. It is classified as one of the Mountain states, although only about half of its area lies in the Rocky Mountains. Colorado, which joined the union as the 38th state in 1876 is America's eighth largest state in terms of land mass. The state's population is 5,629,196. Located in the Rocky Mountain region of the western United States, the state's abundant and varied



natural resources attracted the ancient Pueblo peoples and, later, the Plains Indians. First explored by Europeans in the late 1500s (the Spanish referred to the region as "Colorado" for its red-colored earth), the area was ceded to the United States in 1848 with the Treaty of Guadalupe Hidalgo that ended the Mexican-American War (1846-48). In 1858, the discovery of gold in Colorado attracted new settlers. During the Plains Indian Wars (1860s-80s), Colorado's wild frontier was the scene of intense fighting between Native Americans and white settlers. In the 21st century, Colorado continues to rely on its natural resources as well as agriculture and tourism to sustain its economy.

Colorado is famous for:

- World-Class Skiing
- Pike's Peak
- Mesa Verde Ancient Cliff Village
- Rocky Mountain National Forest
- Great Sand Dunes
- World's Highest Highway

SURROUNDING AREA

AULT:

Information found at <https://www.townofault.org>:

Ault - “A Unique Little Town” - is located on the intersection of Hwy 85 and Hwy 14, incorporated in 1904. Ault is well known for its antique shops, Fall Festival and International Food Fest. It is also known as the “Gateway to the Pawnee Grasslands”. Ault is small enough to provide a friendly, country feel with beauty in the tree-lined streets and well-maintained parks. Multiple antique stores and restaurants line the main street in town. Ault has several different churches, a senior center, library, auto shops, beauty shops, dental office, chiropractic office, veterinary clinic, insurance offices, small shops and a bank to fit your needs. It's a great place to visit, raise a family or to spend your retirement years.

GREELEY, CO

Information found at <https://www.visitgreeley.org>:

Perfectly situated on the high plains with panoramic views of the Rocky Mountains, Greeley offers a small-town feel with big city attractions and entertainment; a community full of art; incredible opportunities to interact with Colorado history; entertainment to suit every taste in music and performance, and a city of genuinely nice people ready to welcome you as their guest. Some fun facts about Greeley:

- Greeley was one of the first planned communities in the country.
- Located midway between Denver and Cheyenne, Wyoming at the confluence of Cache la Poudre and South Platte Rivers.
- Northeastern Colorado, including Greeley, was the setting for James Michener's “Centennial.”
- The first Go-Cup District in Colorado exists in downtown Greeley.
- Greeley had the first Director of Culture in the United States.
- Since 1964, Weld County has ranked within the top ten agricultural production counties in the nation.

FORT COLLINS:

Information found at <https://fortcollinschamber.com/community/resources/fort-collins-information>:

Fort Collins, Colorado is one of America's most vibrant and livable communities. Home of Colorado State University, the nation's second-ranked research university among those without a medical school, the community is innovative, entrepreneurial, active and smart. Set against the foothills of the Rocky Mountains 65 miles north of Denver and 45 miles south of Cheyenne, Wyoming, Fort Collins is a vibrant and active community. As a regional center for employment, shopping, and healthcare, Fort Collins offers the convenience of a small town with virtually all the amenities of a larger city.

Fort Collins began as an army camp along the banks of the Poudre River. In 1867, the camp was dismantled, and the army moved out of the area. Although the military was gone, a settlement remained. In 1873, the city of Fort Collins was founded. Over the years, Fort Collins has grown and changed, but you can still see reminders of the past in the Historic Old Town District and many other sites around the area. Colorado State University's began in the 1870's, when the institution was founded as the Agricultural College of Colorado.

Colorado has earned a worldwide reputation as an area that offers an unparalleled lifestyle, and Fort Collins represents the very best of Colorado. Exciting recreation and sports activities, festivals, cultural activities, high-quality healthcare and great senior accommodations make Fort Collins a choice place to live.

From activities for the extreme athlete to the leisurely weekend enthusiast, Fort Collins has it all. In town, residents take advantage of 820 acres of developed park land, including 6 community parks and 44 neighborhood/pocket parks, golf, swimming and ice skating facilities, as well as 29 miles of trails offering scenic views of the Poudre River and the beautiful Rocky Mountains.

If you want to escape the city limits, your favorite ski resorts and cross-country trails are in your backyard and summertime offers opportunities for hiking, rock climbing, mountain biking, camping and more. Trout fishing and whitewater rafting are popular activities on the nearby Cache la Poudre River.



COMMERCIAL AIRPORT INFORMATION

Greeley, Colorado: The Greeley-Weld County Airport is located only 40 miles north of Denver, but outside of the Denver Class B Airspace. It is perfectly positioned to service the needs of all general and business aviation users. For additional details about the Greeley-Weld County Airport, contact airport administration at (970) 336-3000.

Denver, Colorado: Denver International Airport is open 24-hours-a-day, seven days a week and is served by most major airlines and select charters, providing nonstop daily service to more than 130 national and international destinations. For more information, visit the official web site for Denver International Airport: <http://www.flydenver.com>.

OFFERING PRICE

\$3,050,000

or

Option A: 11.76± Total Deeded Acres with Improvements. \$775,000

The Seller shall require an all cash sale. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$91,500 (Ninety One Thousand Five Hundred Dollars); and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

FENCES AND BOUNDARY LINES

The seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of the fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

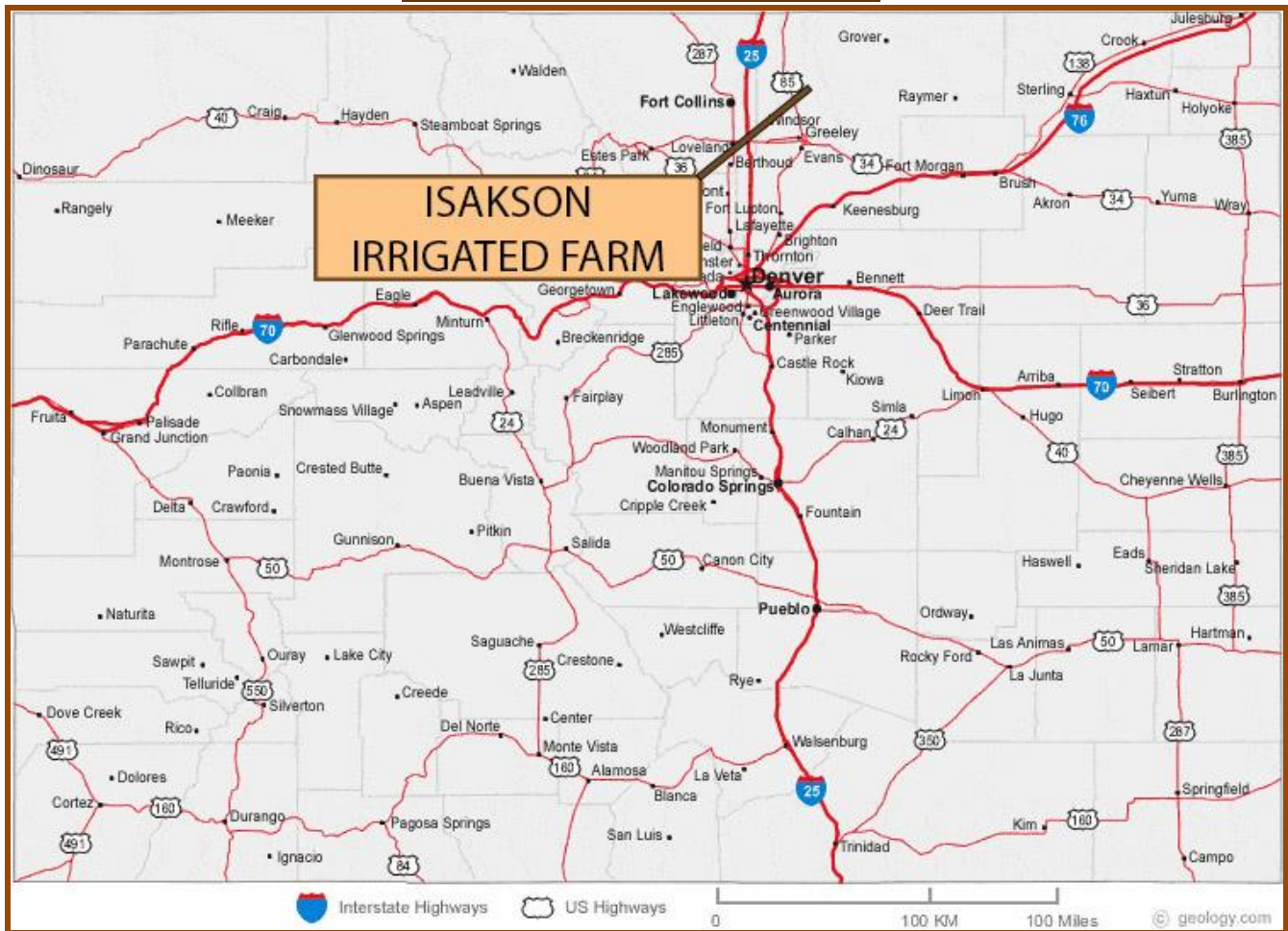
Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are for visual aid only. Their accuracy is not guaranteed.



Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

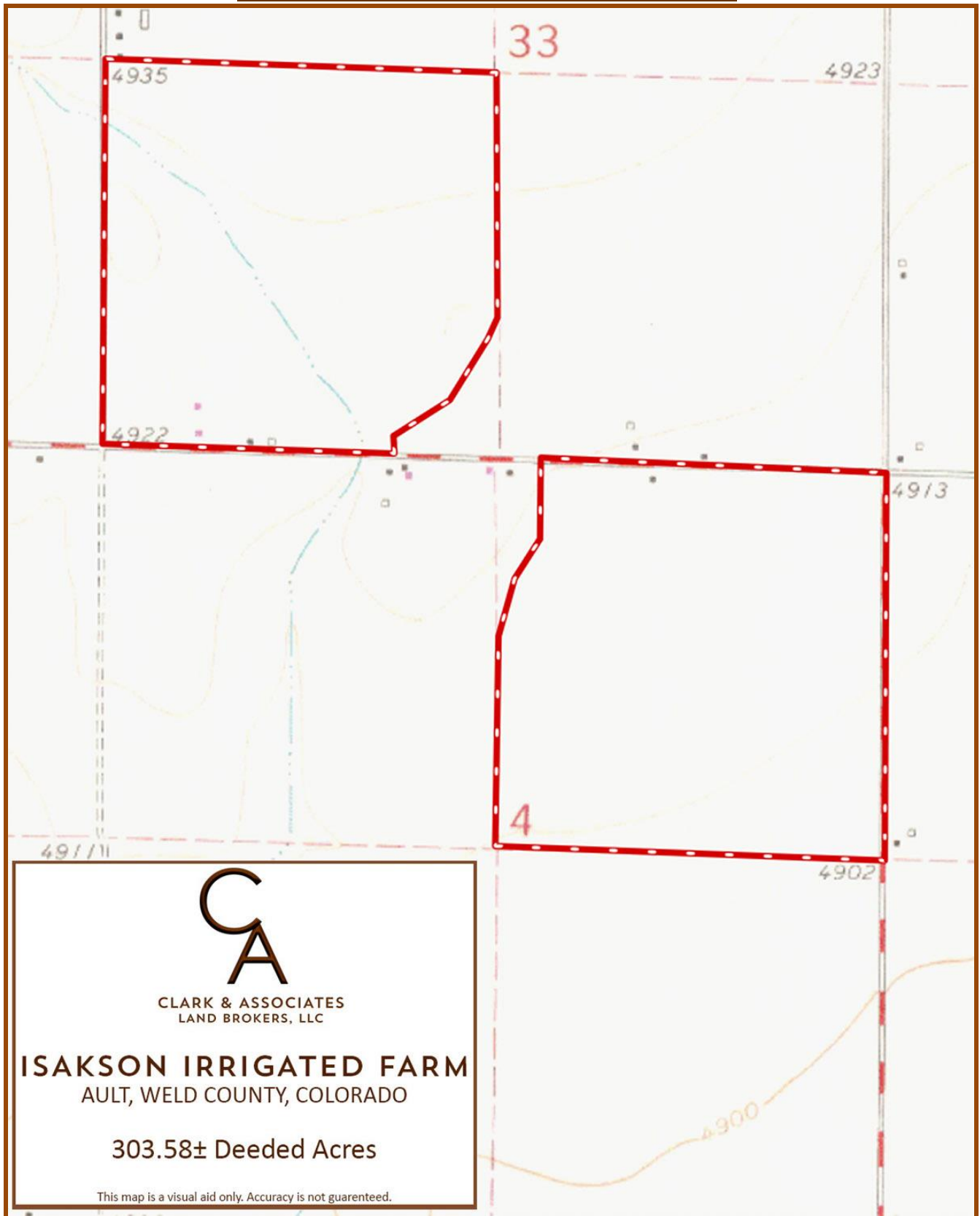
Notice to Buyers: Wyoming Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

COLORADO LOCATION MAP

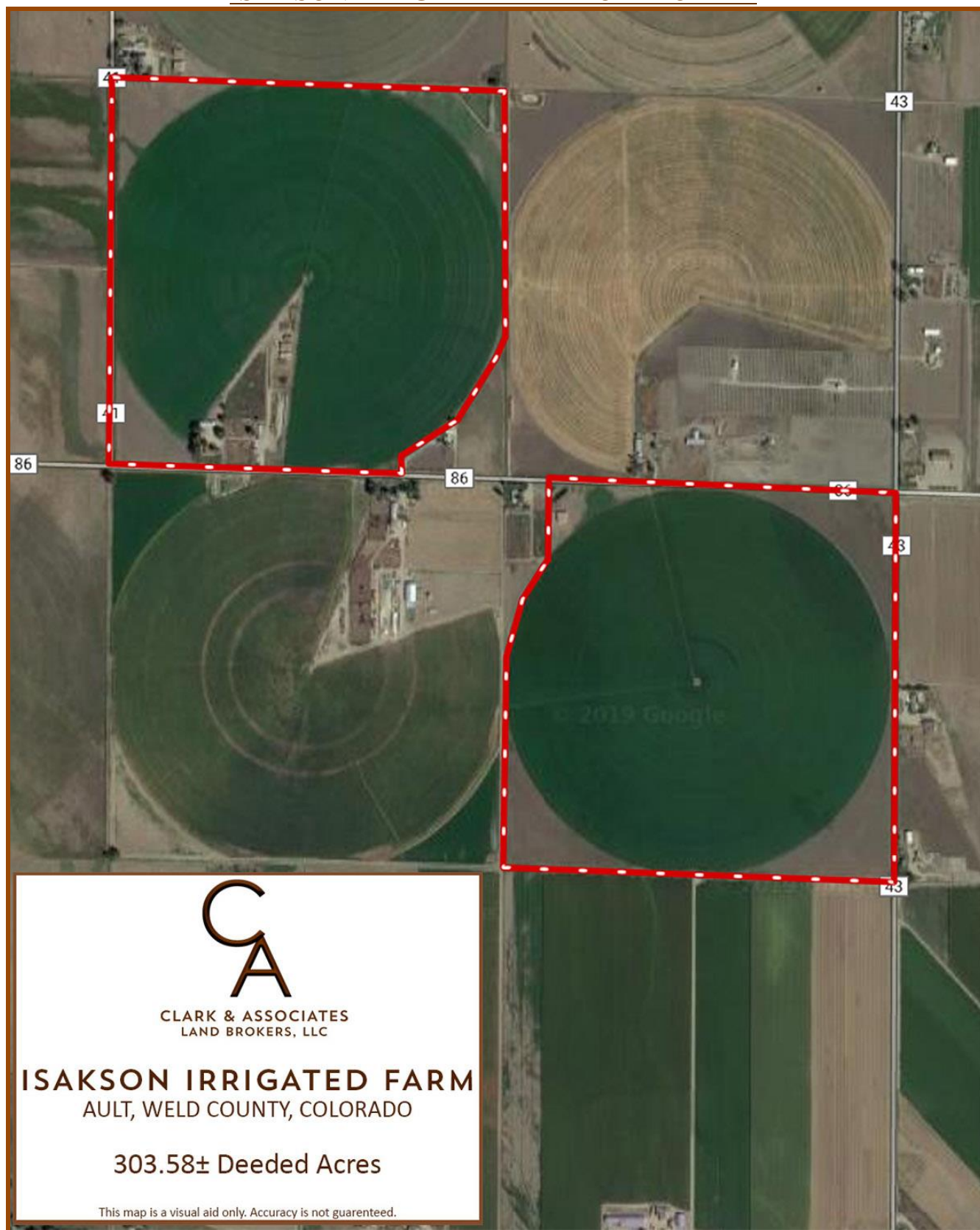


NOTES

ISAKSON IRRIGATED FARM TOPO MAP



ISAKSON IRRIGATED FARM ORTHO MAP



For additional information or to schedule a showing, please contact:



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Licensed in WY



The printed portion of this form, except for differentiated additions, have been approved by the Colorado Real Estate Commission, (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

Seller’s Agent: A seller’s agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent including the buyer’s financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction –broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on_____.

BUYER_____ ***DATE*** _____

On_____, Broker provided _____

with this document via_____ and retained a copy for Broker's records.

BY:_____ ***DATE*** _____