

RANCH FOR SALE >

COTTONWOOD RANCH

SEDGWICK COUNTY, CO >> 11,017± TOTAL ACRES



Listing #192066

ADJACENT TO "JUMBO" RESERVOIR // IRRIGATION // LIVE WATER // HUNTING + RECREATION



For More Information, Contact:

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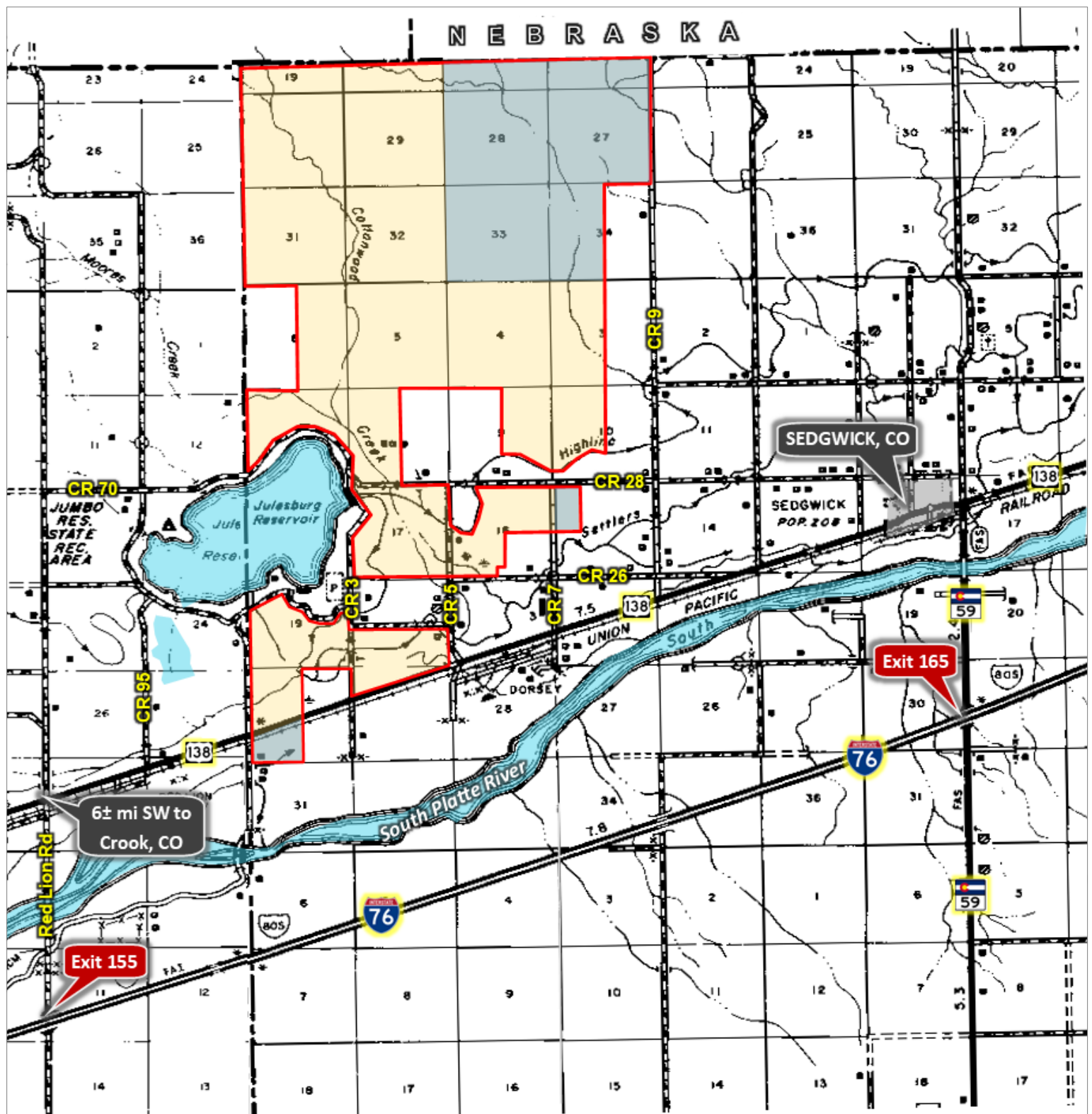
PROPERTY DETAILS

OVERVIEW:	Well balanced, 11,017-acre ranch with pivot irrigation, sub-irrigated meadows, live water, and state lease and deeded pasture in Northeast Colorado. Adjacent to Jumbo Reservoir - hunting and recreational opportunities are just out the back door!	
LEGAL DESCRIPTION:	Contact listing office for complete legal description.	
ACREAGES:	479± Ac Pivot Irrigated 52± Ac Flood Irrigated 2,102± Ac Sub-Irr Pasture/Recreation/Site 5,551± Ac Pasture/Site <hr/> 8,184± Ac Deeded	61± Ac Pivot Irrigated 16± Ac Dryland/Rds 101± Ac Sub-Irr Pasture 2,655± Ac Pasture <hr/> 2,833± Ac State Lease
FSA INFORMATION:	<u>Deeded</u> : 224.0 ac corn base w/113 bu PLC yield and 65.4 ac wheat base w/59 bu PLC yield. <u>State Lease</u> : 44.7 ac corn base w/113 bu PLC yield and 13.1 ac wheat base w/59 bu PLC yield.	
WATER RIGHTS:	<u>Deeded</u> : 570 District Acres in Julesburg Irrigation District (JID); irrigation rights from Cottonwood Creek (McWilliams Canal - 8.0 cfs with priority date 1907; Parker Ditch - 15.0 cfs with priority date 1928) <u>State Lease</u> : 64 District Acres in JID	
IRRIGATION EQUIPMENT:	<u>Deeded</u> : 5 pivots - 2 Reinkes ('08 6-tower; '11 7-tower); 2 Zimmatics (both '04 7-tower); 1 Valley (older 8-tower); booster pumps/motors <u>State Lease</u> : 1 pivot - '08 Reinke 9-tower; booster pump/motor	
MINERAL RIGHTS:	Mineral rights are reserved.	
GROWING CROPS:	Negotiable depending on time of year property sells; available for 2021 growing season.	
POSSESSION:	Negotiable depending on time of year property sells; available for 2021.	
ESTIMATED R/E TAXES:	2019 R/E Taxes: \$14,780 (estimated will change after exchange) 2020 Julesburg Irrigation District Assessments: <u>Deeded</u> : \$13,965; <u>State Lease</u> : \$1,568	
ASKING PRICE:	\$6,500,000	
TERMS:	Good funds at closing.	
COMMENTS:	Call listing office to schedule a showing appointment. Subject to final approval and completion of exchange with Colorado State Land Board. State Lease land will be offered in three separate leases with new 10-year contracts. All terms are subject to change and/or negotiable depending on time of year property sells. Terms negotiated in purchase contract take precedent over any printed marketing materials.	

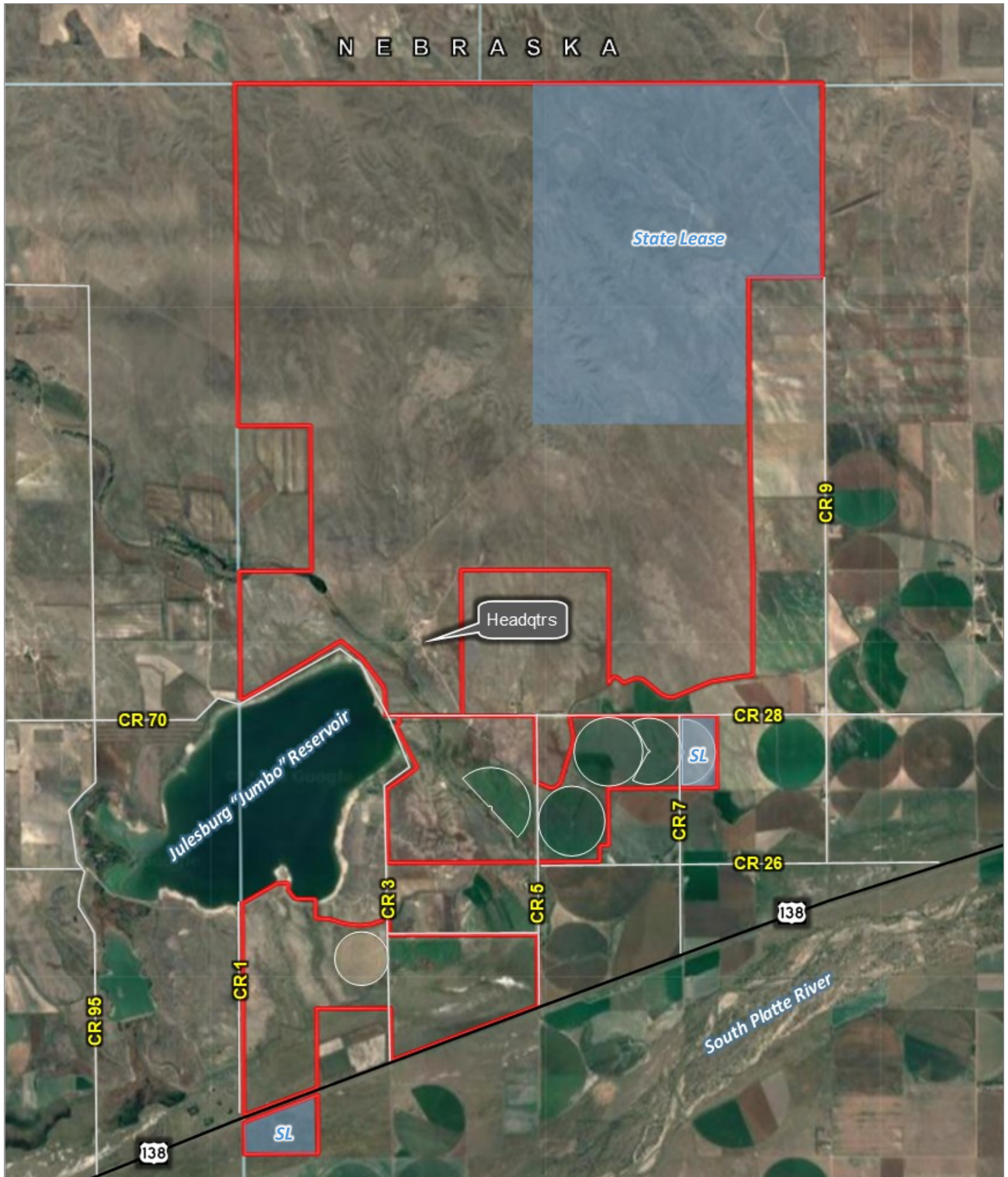
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LOCATION MAP



AERIAL MAP



PROPERTY PHOTOS





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VISIT RECKAGRI.COM

For complete
property information

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