



# Wellton Farmland Opportunity

AVE 27 E and HWY 80  
COLORADO RIVER WATER RIGHTS

**\$10,063,000**



**347 WB ACRES AVAILABLE FOR \$29,000/ACRE**

## AGRICULTURAL FARMLAND IN HIGHLY SOUGHT AFTER WELLTON MOHAWK AREA

- 347 acres WB (water buy) at \$29,000/ acre of top-producing agricultural farmland used for produce and rotational crops
- 357.35 gross acres with 10.35-acre non-water buy
- The farm is currently under lease
- Located in the highly sought after Wellton area and in the Wellton Mohawk Irrigation and Drainage District (WMIDD)
- Colorado River Water Rights with an allotment of 4 acre-ft/acre/year of water
- Includes an approx 8.2-acre area with approx 7,700 sq. ft barn and shop yard.
- Within that area is an approx 7 ft wall and fence enclosing an approx 4-acre homesite where two homes previously existed
- Beautiful mature trees throughout as well as great highway and farm access
- All structures and improvements are being sold AS-IS



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