

# 802± Acres Combination Irrigated – Dryland - Grass Yuma County, CO

**\$3,150,000.00**

801.57 Assessed Acres      2016 Property Tax: Total \$15,587.74  
Land \$6,042.74      CGWM \$120.00      RRWD \$9,425.00

FSA Acres: 630.69 acres under sprinkler, 30.5 acres, 113.48 acres grass.

Seller mineral interest, if any, shall transfer to Buyer. Possession subject to year to year lease with Todd Frank through harvest 2017.

#### Improvements:

(3) Valley 7 Tower sprinklers, (2) Zimmatic 8 Tower sprinklers, (3) electric motors, (3) pumps, underground wiring and pipe, and all other related irrigation equipment on the property.

Legal: All Section 4 and NE4 Section 5, Township 3 South, Range 47 West of the 6<sup>th</sup> P.M., Yuma County, Colorado

Directions: From intersection of Hwy 36 and Hwy 59, 13 miles north to CR19, 1 mile east on CR19, 1 mile south on CR G, 1 1/2 mile on CR 18.

0261, 0262

*The Land Office LLC and its brokers are working with the Seller and Buyer as a Transaction Broker. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



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Wells

Permit #	Location	Type	Acres	Depth	Permit GPM	Current Pump Rate
22674-FP	NENW 4	Irrigation	320	251	1600	850
22679-FP	NENE 5	Irrigation	160	219	1000	450
22672-FP	NENE 4	Irrigation	320	240	1600	875
104330	NESE 4	Stock		240	50	

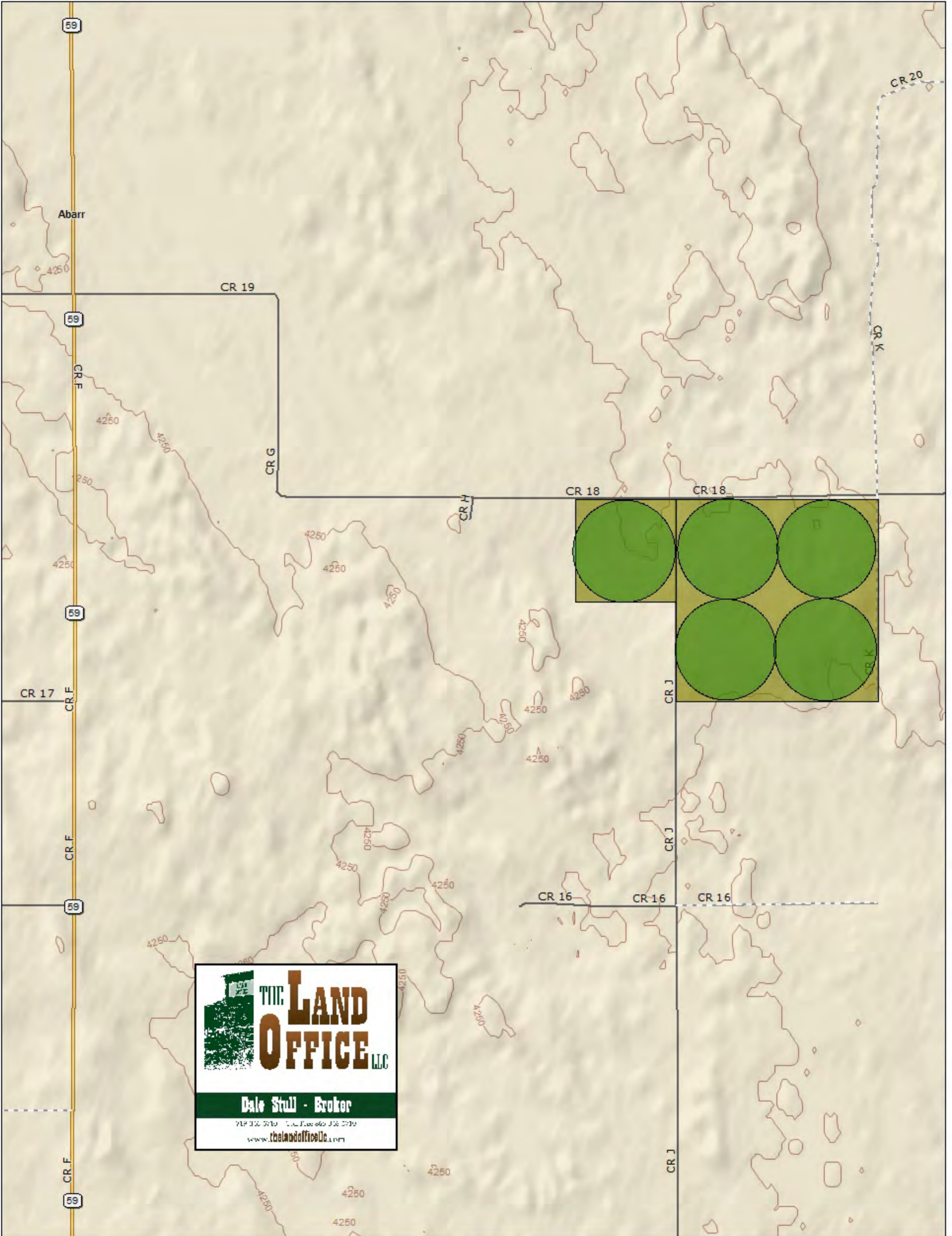
Farmland Acres	Cropland Acres	Crop	Program	Base	Yield
774.67	661.19	Corn	PLC	661.18	132

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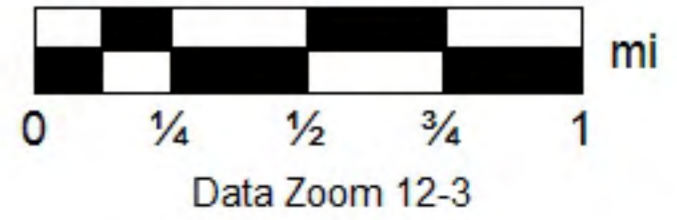
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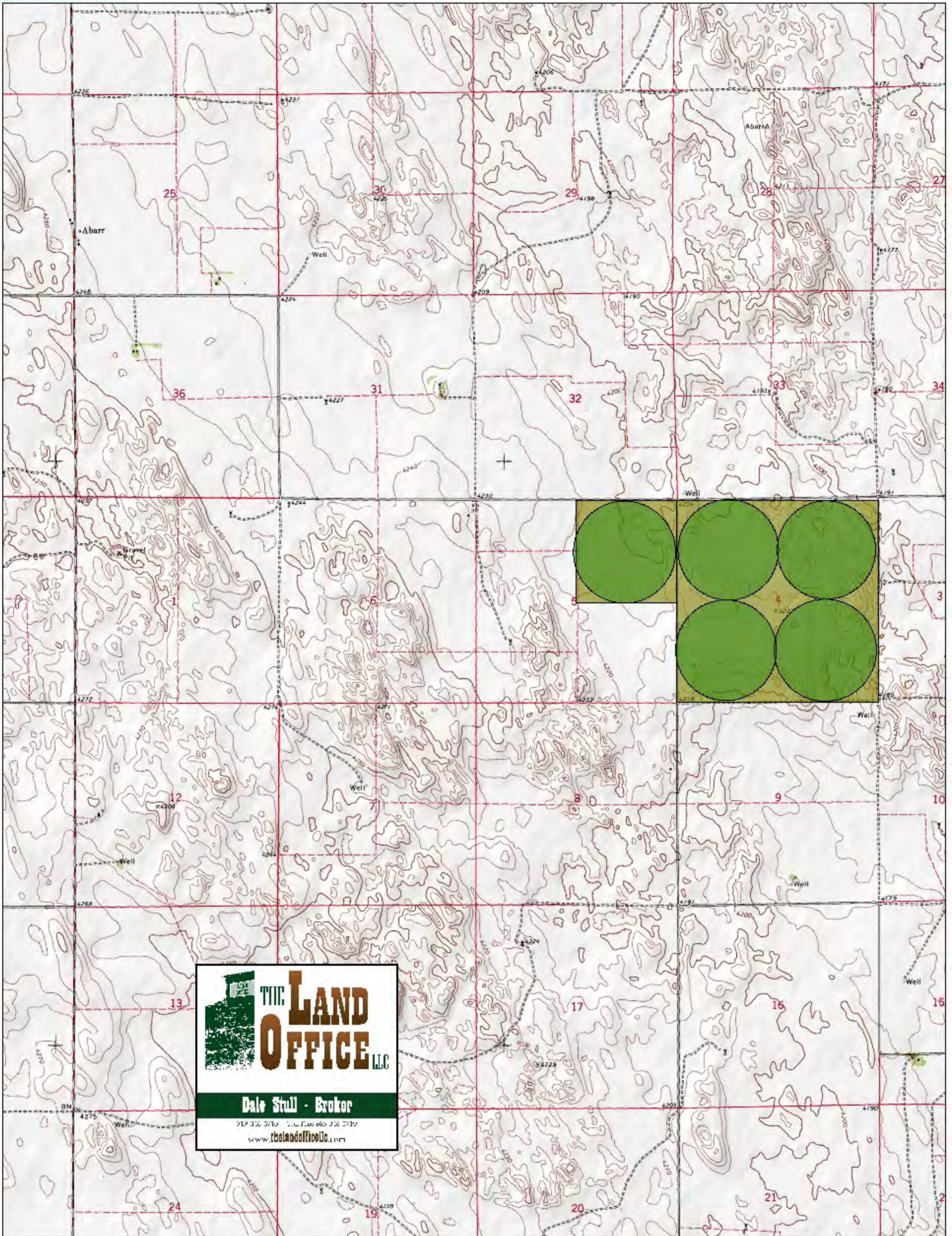
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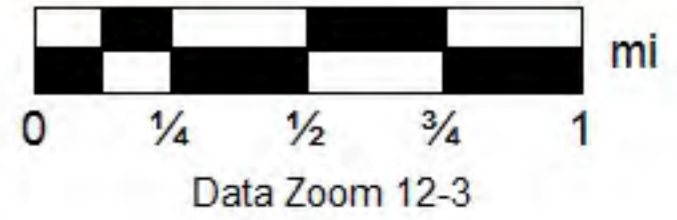




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MN (6.8° E)



# Aerial Map

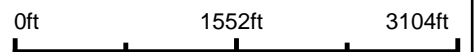


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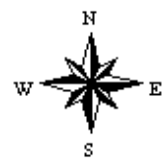


Maps Provided By:  
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map center: 39° 49' 24.53, -102° 39' 5.39

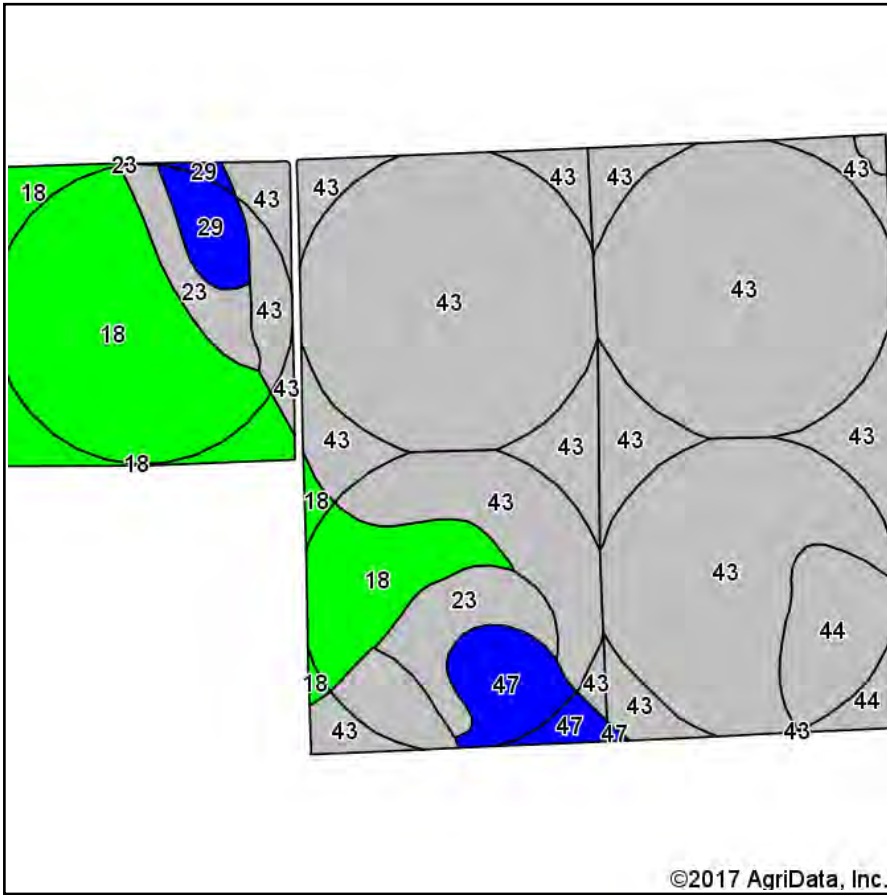


**5-3S-47W**  
**Yuma County**  
**Colorado**

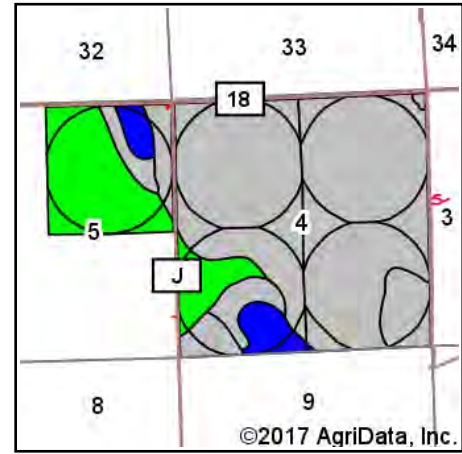


3/17/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**  
 County: **Yuma**  
 Location: **5-3S-47W**  
 Township: **Yuma**  
 Acres: **774.67**  
 Date: **3/17/2017**



Maps Provided By:



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## Area Symbol: CO125, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Sunflowers	Sunflowers Irrigated	Wheat	Wheat Irrigated
43	Valent sand, 3 to 9 percent slopes	519.15	67.0%		Vle	IVe					
18	Haxtun loamy sand, 0 to 3 percent slopes	144.81	18.7%		IIIc	IIIe					
23	Julesburg loamy sand, 3 to 7 percent slopes	37.10	4.8%		Vle	IVe	115				50
44	Valent sand, rolling	33.95	4.4%		Vle	IVe					
47	Vona loamy sand	24.23	3.1%		IVs	IIIs	130				45
29	Manter loamy sand	13.77	1.8%		IVe	IIIe	105	450	1300	20	45
8	Canyon-Dioxice complex, 1 to 9 percent slopes	1.66	0.2%		Vls						
<b>Weighted Average</b>							<b>11.4</b>	<b>8</b>	<b>23.1</b>	<b>0.4</b>	<b>4.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.