

# (4) Sprinkler Irrigated Quarters Yuma County, CO

*Exclusively Listed by The Land Office LLC*

**\$2,300,000.00**

640.48 Assessed Acres      2017 Property Tax: Total \$12,972.11  
Land \$5,336.00      CGWM \$96.00      RRWC \$7,540.00

FSA Farmland Acres: 506.94 acres under sprinkler, balance in grass.

Seller's mineral interest, if any, shall transfer to Buyer. Possession subject to year to year lease with Todd Frank.

#### Improvements:

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

Legal: All Section 4, 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 miles east on CR 18.

*0292 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.*

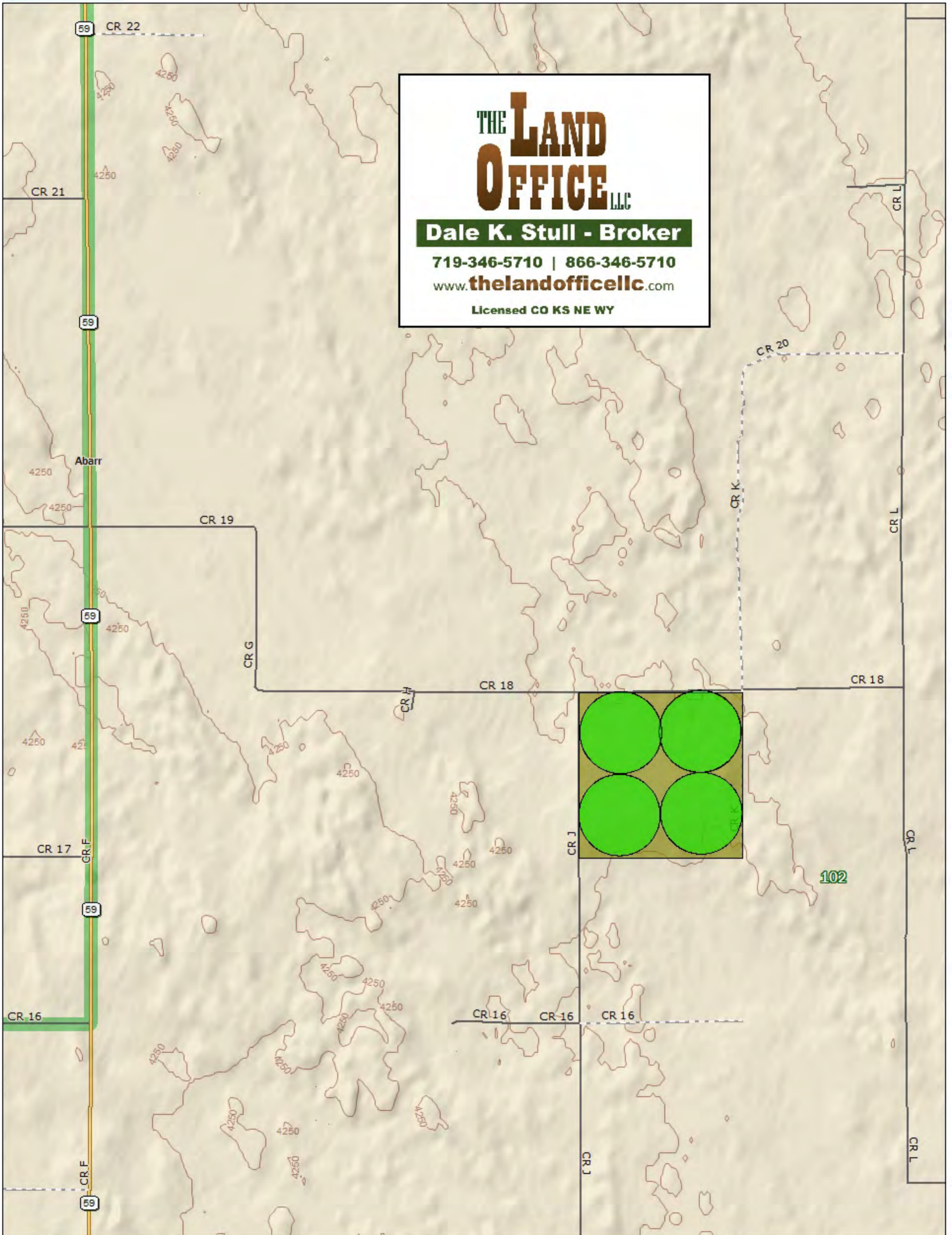


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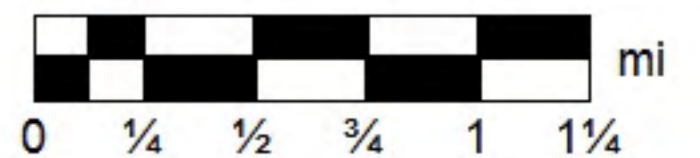
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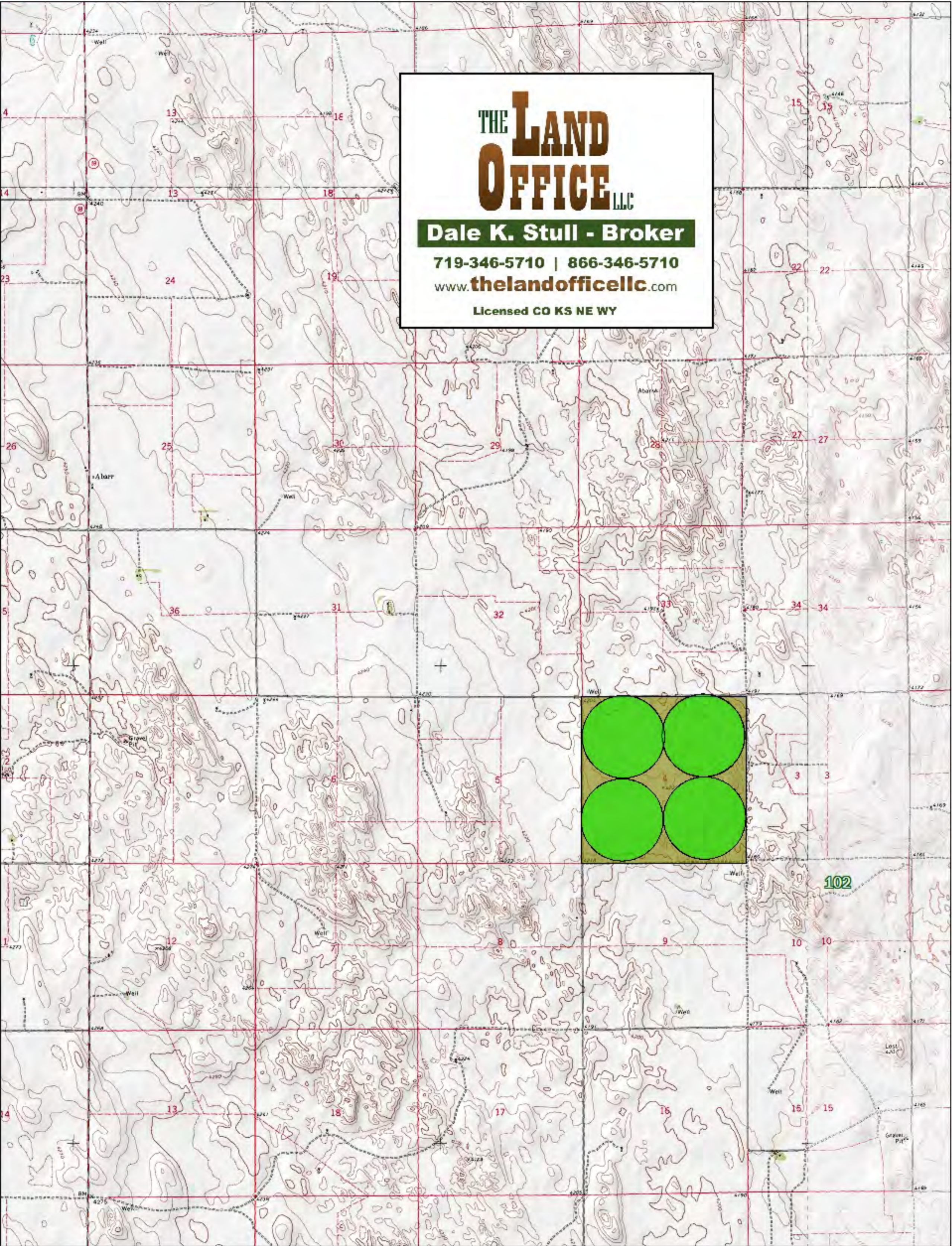
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MN (6.6° E)



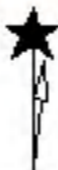
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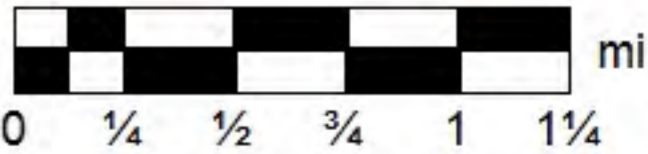
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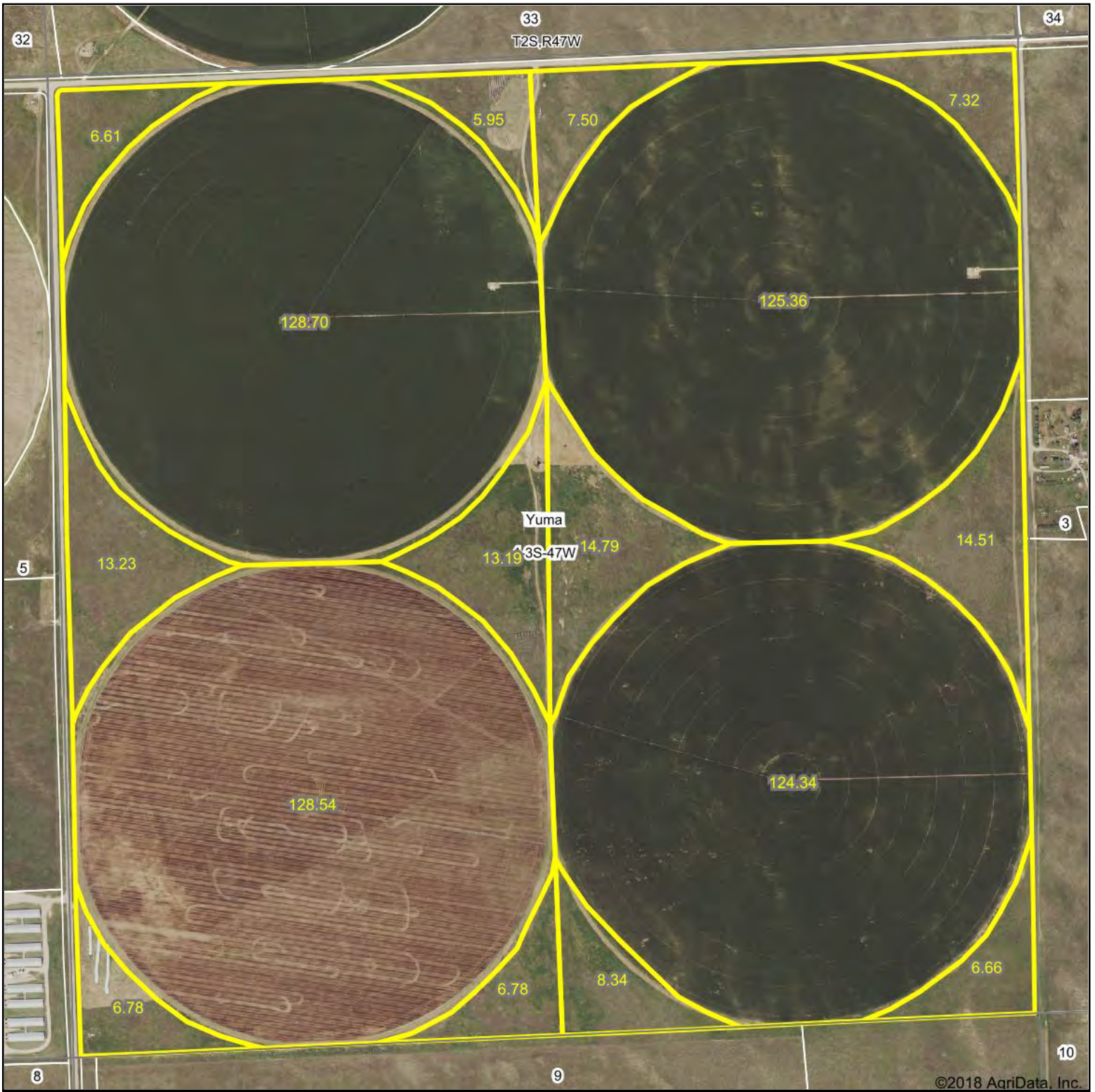


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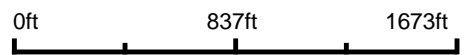
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# Aerial Map



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map center: 39° 49' 24.87, -102° 38' 30.63



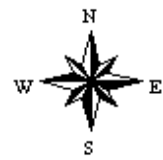
**THE LAND OFFICE** LLC

Maps Provided By:



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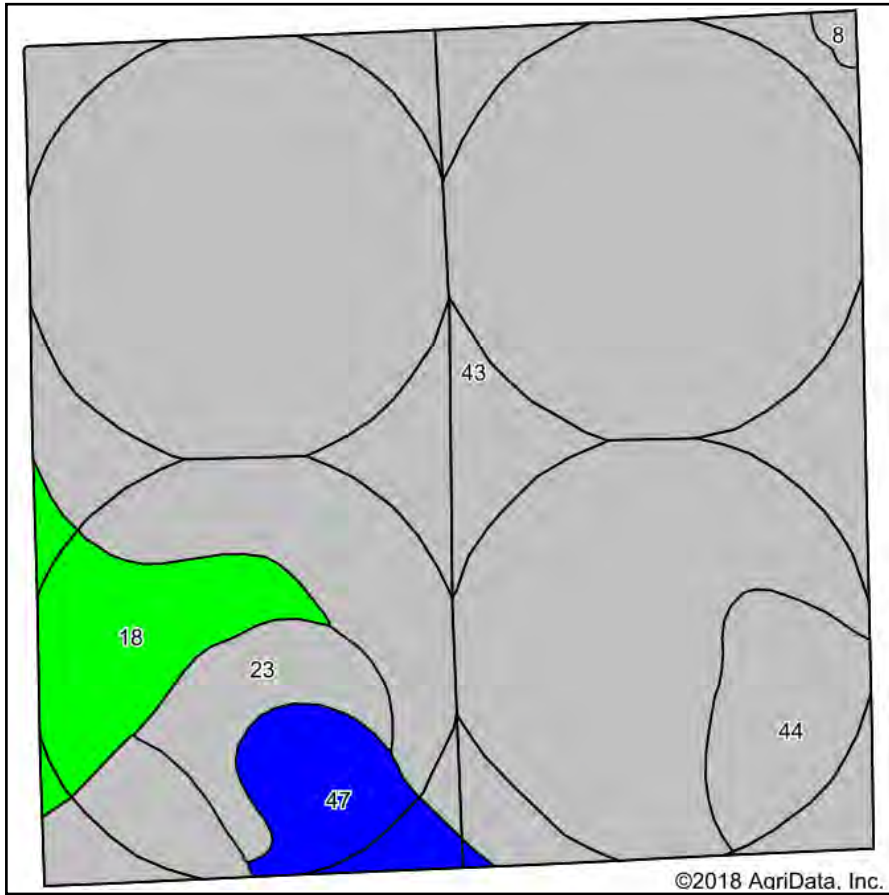
**4-3S-47W**  
**Yuma County**  
**Colorado**



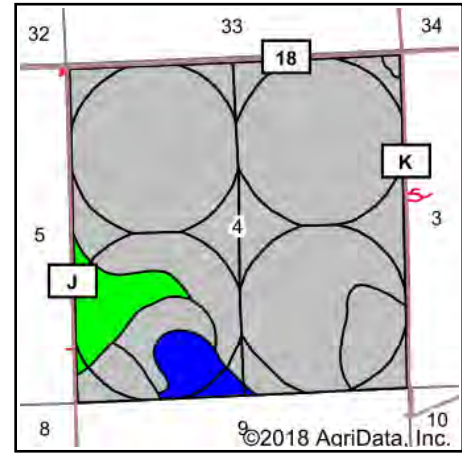
10/15/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**  
 County: **Yuma**  
 Location: **4-3S-47W**  
 Township: **Yuma**  
 Acres: **618.6**  
 Date: **10/15/2018**



Maps Provided By:



## Area Symbol: CO125, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated	Wheat Irrigated	NCCPI Soybeans
43	Valent sand, 3 to 9 percent slopes	500.55	80.9%		Vle	IVe			5
18	Haxtun loamy sand, 0 to 3 percent slopes	35.91	5.8%		IIIc	IIIe			42
44	Valent sand, rolling	33.95	5.5%		Vle	IVe			7
47	Vona loamy sand	24.23	3.9%		IVs	IIIs	130	45	23
23	Julesburg loamy sand, 3 to 9 percent slopes	22.30	3.6%		Vis	IVe			23
8	Canyon-Dioxice complex, 1 to 9 percent slopes	1.66	0.3%		Vis				20
<b>Weighted Average</b>							<b>5.1</b>	<b>1.8</b>	<b>8.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.