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75.97 Acres +/-
County Road 29
Brush, CO
\$555,000

Comments: Nice irrigated farm with 2004 Reinke 8 tower pivot. Includes 4 shares of the Capital Stock of the Upper Platte and Beaver Canal Company and 4 shares of the Capital Stock of the Brush Lateral Ditch Company. Seller also has a lease in place with the City of Brush for an additional 8 shares of Upper Platte on a year to year lease. The farm borders Interstate 76 and paved County Road 29. This farm also has an irrigation well augmented by Upper Platte and Beaver. Excellent investor opportunity.

Legal: W2 NW4 36-4-56

Taxes: \$ 1,169.84/2020

Water: Well, Permit # 7285-R-R

All oil, gas and mineral rights are excluded



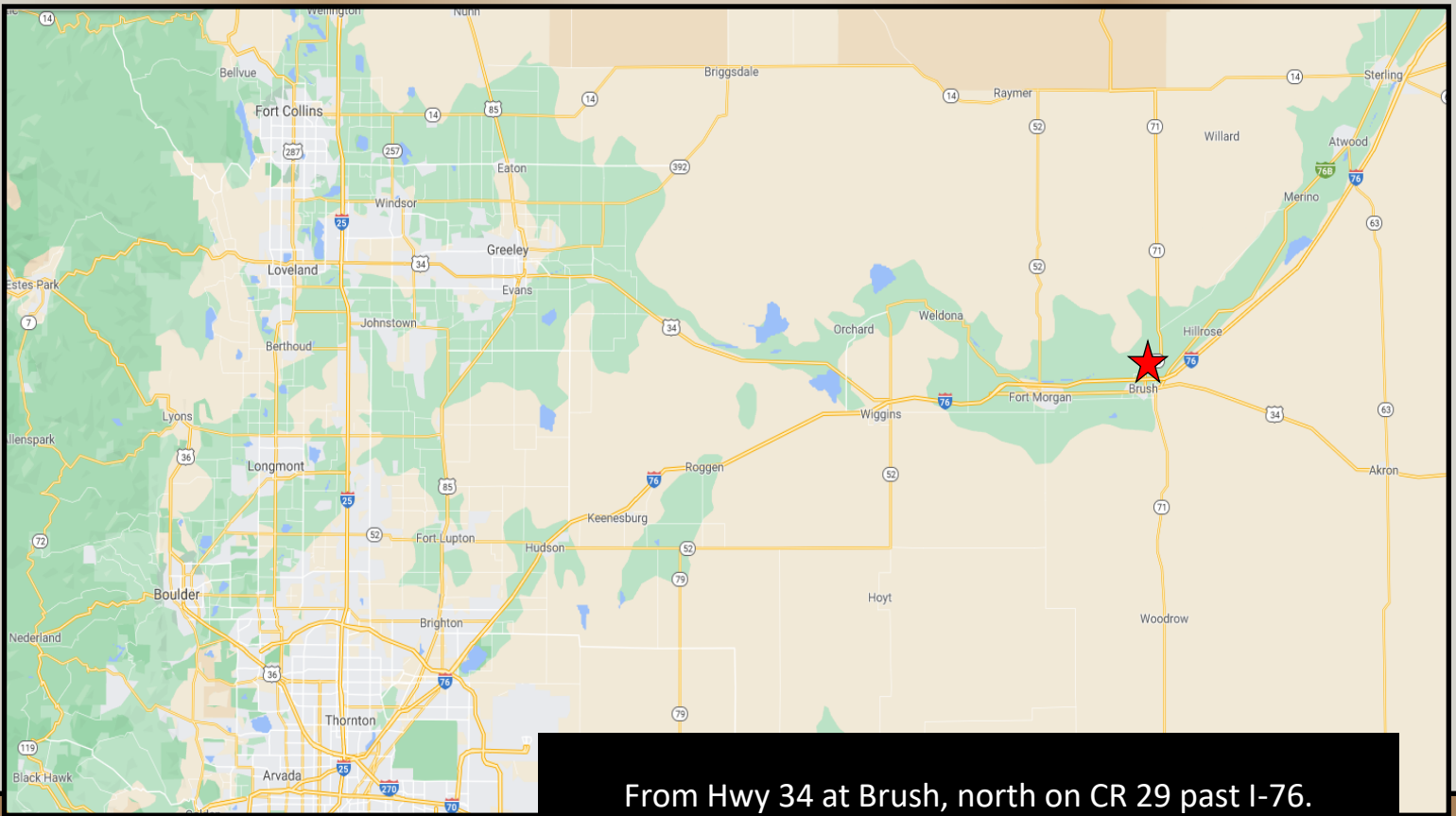
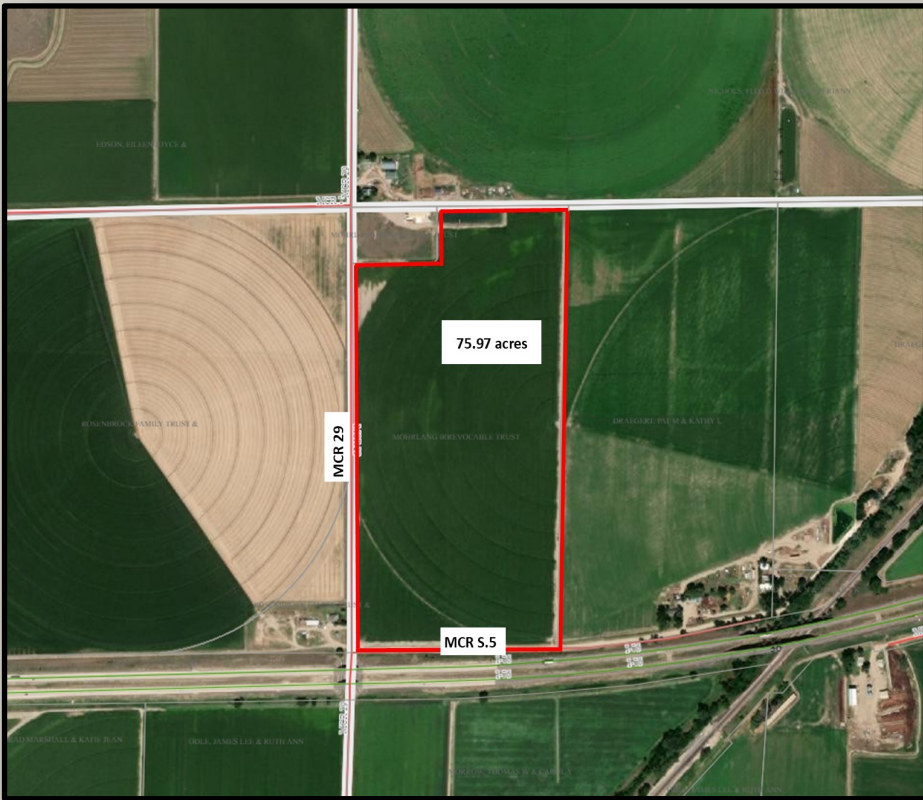
**RYAN
HOSTETLER**

Accredited Land Consultant

AGPROS.COM

3050 67th Avenue, Greeley, CO

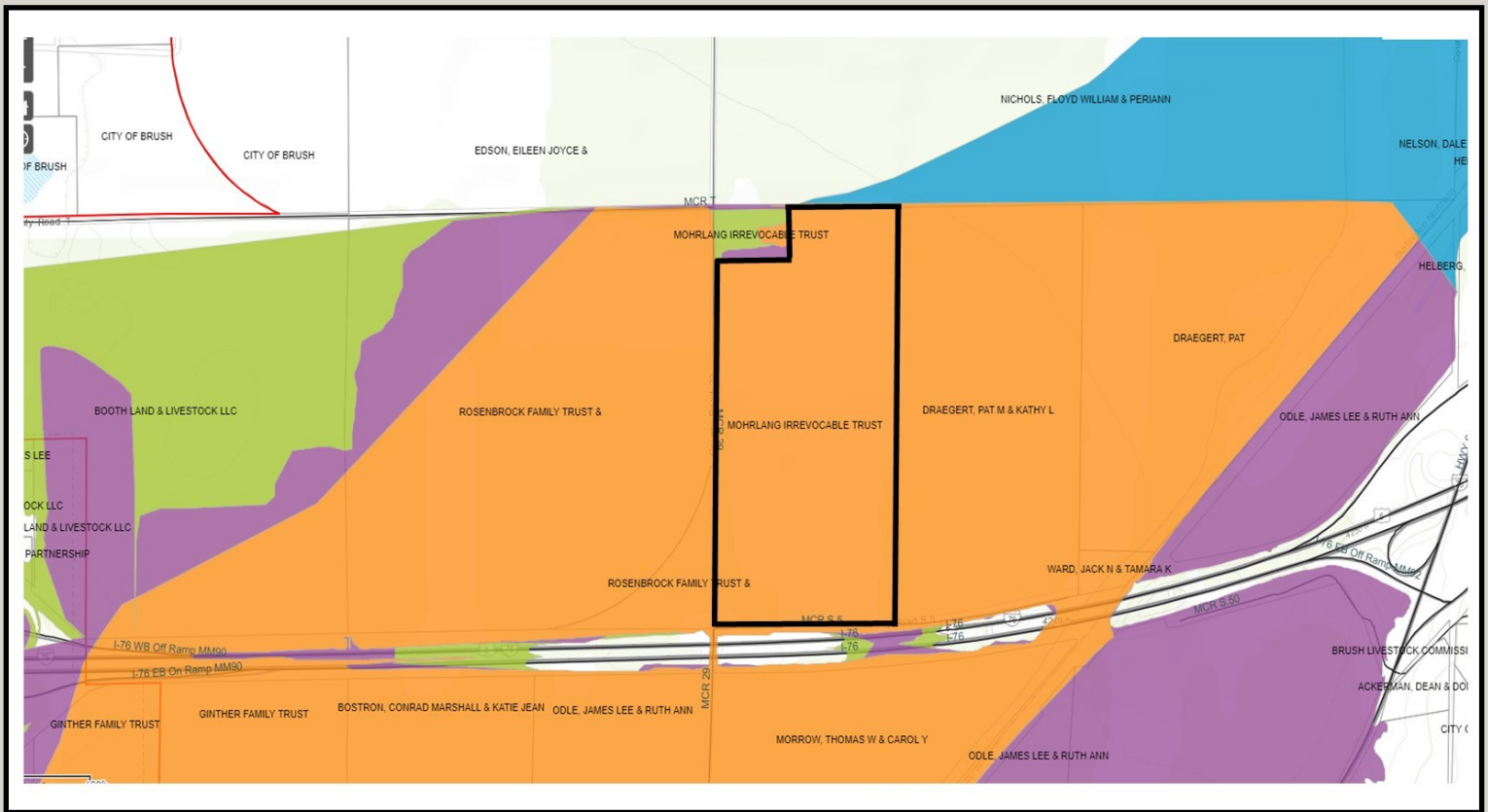
303.883.7080 Ryan@Agpros.com



From Hwy 34 at Brush, north on CR 29 past I-76.



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