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Eaton, CO
310 acres +/-
\$6,999,900



20478 County Road 74

DESCRIPTION: Water, water and more water. Very nice contiguous irrigated farm east of Eaton, CO. 2 shares of Windsor Reservoir, 10 shares Larimer Weld Irrigating and 12 shares of Larimer Weld Reservoir. Two irrigation wells augmented through Underground Water User's provide an additional 233 acre feet of water. Excellent set of improvements and a NWCWD water tap. Two newer pivots. Rarely does a holding such as this hit the market in the Eaton area. The far southeast corner is in the floodplain, the balance of the farm is not.

LOCATION: From Hwy 85 and County Road 90 in Pierce, east 2.5 miles to CR 37.

WATER: Ten (10) shares of the Larimer and Weld Irrigation Company Capital Stock, Twelve (12) shares of the Larimer and Weld Reservoir Company Capital Stock, Two (2) Shares of the Windsor Reservoir & Canal Company Capital Stock and Fourteen (14) shares of the For Far Lateral.

WELLS: 606, 271547, 271548, 054690-F, 48335-F, 48336-F, 272522, 36951, 013660-F, 013661-F. The two irrigation wells are augmented through Underground Water Users for a total of 233 AF.

MINERALS: Seller shall retain all mineral rights

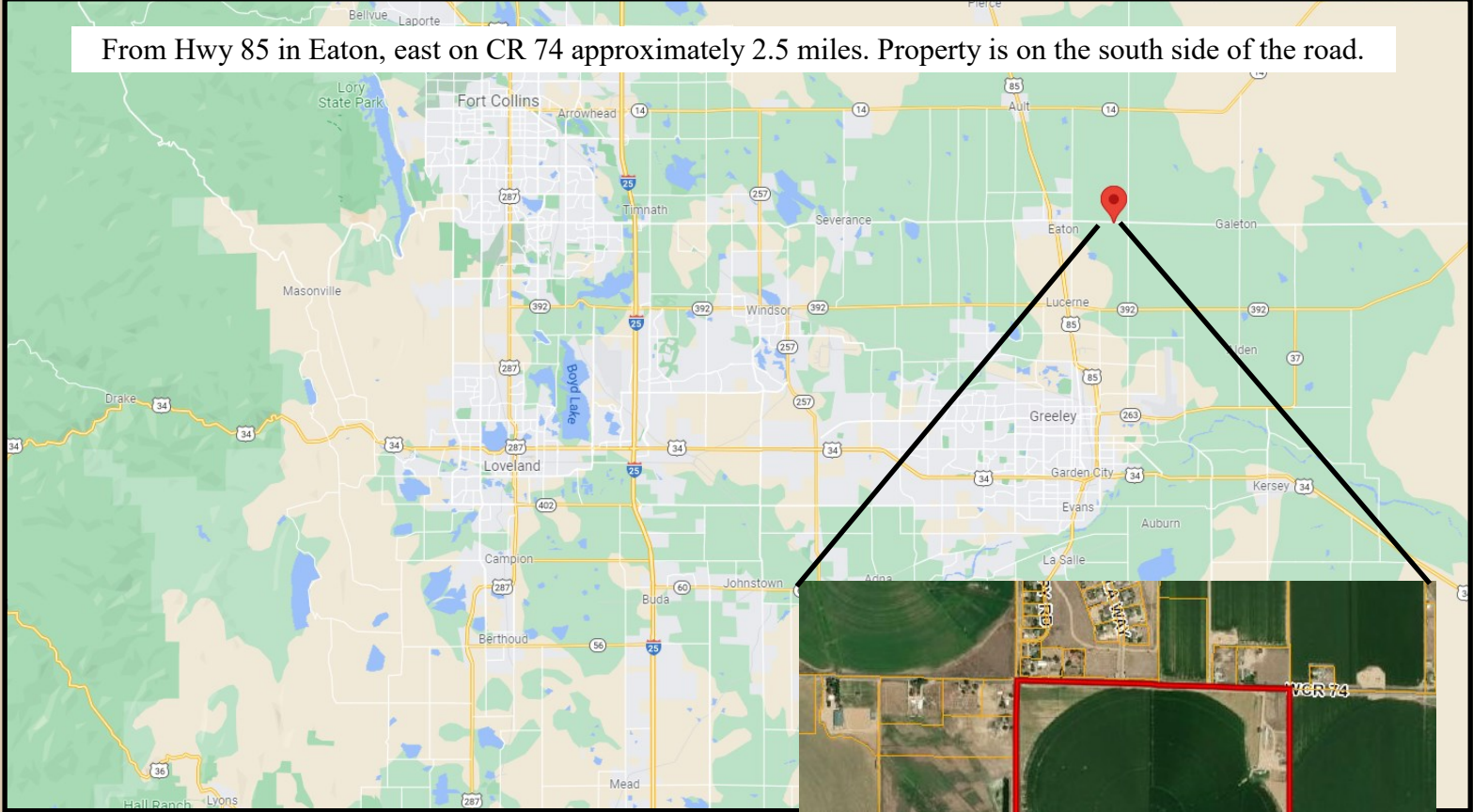


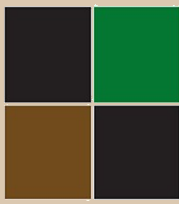
**RYAN
HOSTETLER**
ACCREDITED LAND CONSULTANT

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From Hwy 85 in Eaton, east on CR 74 approximately 2.5 miles. Property is on the south side of the road.





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LEGAL DESCRIPTIONS:

The Northwest $\frac{1}{4}$ of Section 4,
Township 6 North, Range 65
West of the 6th P.M

Lot B of Recorded Exemption
No. 0803-4-3-RE1664 being
part of the East $\frac{1}{2}$ of the
Southeast $\frac{1}{4}$ and part of the
Northwest $\frac{1}{4}$ of Section 4,
Township 6 North, Range 65
West of the 6th P.M.

Lot B of Recorded Exemption
No. 0803-4-3-RE 1665, being
a part of the West $\frac{1}{2}$ of the of
the Southwest $\frac{1}{4}$ and part of
the Northwest $\frac{1}{4}$ of Section 4,
Township 6 North, Range 65
West of the 6th P.M.



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