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DEVELOPERS OF AGRICULTURE

Irrigated Farmland

\$1,977,000



Property Overview

Property	+/- 138 acres of irrigated farmland with water shares. This parcel is a great investment due to the valuable water rights and excellent views. From Hwy 85 in Ault, take Hwy 14 West four miles to County Road 27. Take County Road 27 North for one mile. The property will be on the right at the corner of County Road 27 & County Road 84. Signs will be posted.
Location	Northwest ¼ of Section 8, Township 7 North, Range 66 West, excluding a parcel of land to the USA.
Taxes	2015 Taxes = \$3,494.60
Additional	Included with the sale is 1.75 shares of Water Supply & Storage Company and 2 shares of the Pierce Lateral (carrying right). Water can be drawn from the Water Supply ditch or the Pierce Lateral. There is a 5 tower center pivot sprinkler and flood irrigation. The property also includes a newer 4,500 sq. ft. home with 3 Bedrooms/2 Baths and several outbuildings.



Presented by:



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