



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

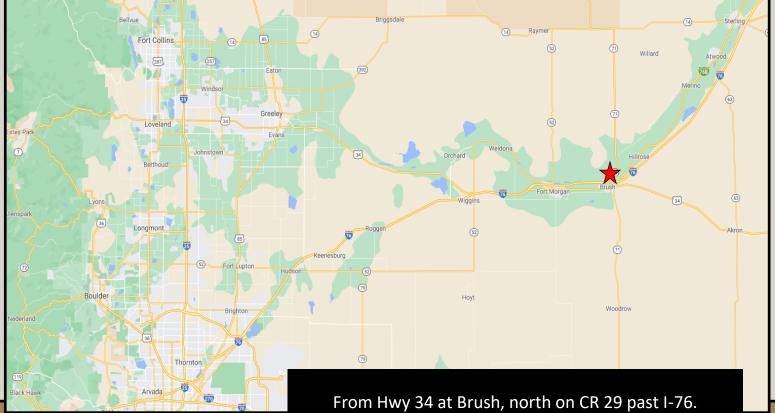


RYAN HOSTETLER Accredited Land Consultant



AGPROS.COM 3050 67th Avenue, Greeley, CO 303.883.7080 Ryan@Agpros.com





GPROfessionals DEVELOPERS OF AGRICULTURE

