



AGPROfessionals

DEVELOPERS OF AGRICULTURE

Irrigated Farmland

\$1,000,000



Property Overview

Property	+/- 143.63 acres of irrigated farmland. From I-76 take County Road 49 North for one mile to County Road 18. Take County Road 18 East for one mile to County Road 51. Property lies on the Southwest corner of County Road 51 & County Road 20. Signs will be posted.
Location	Two Parcels: (1) Part of the South ½ of the Northeast ¼ Lot B Rec Exempt RE-3799 of Section 19, Township 2 North, Range 64 West and (2) Part of the Northeast ¼ Lot B Rec Exempt RE-3190 excluding UPRR RES of Section 19, Township 2 North, Range 64 West.
Taxes	2015 Taxes = \$1,183.32
Additional	Come enjoy large irrigated acreage with great access to Denver and the Greeley area. This offering includes a center pivot that is planted to alfalfa. This would be a great home site to allow ample room and feed for your livestock. 100 Acres under the Henrylyn Irrigation District and 60 acres ± under the pivot. The new owner will receive 2.5% of the mineral production as this is a UPRR parcel. At times, the 2.5% will be substantial income. This parcel offers excellent views and a private location. Rarely does land come for sale in this area, especially with producing minerals.



Presented by:



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