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DEVELOPERS OF AGRICULTURE



## CR 51 Irrigated Farmland Kersey, CO +/- 142 acres



**DESCRIPTION:** Great income potential with this irrigated farm. Property has 17 new oil wells drilled by PDC, with a 2.5% UPRR override. Also includes a newer pivot with corner arm.

**LOCATION:** From Hwy 34 east of Kersey, south on CR 51 approximately 1 1/2 miles (1/3 mile south of CR 54).

**MINERALS:** Seller shall retain all mineral rights

**WATER:** 10 shares of the Capital Stock of the Farmers Reservoir and Irrigation Company (FRICO-Milton) and 1 Central Weld Water District Tap

**ZONED:** Ag

**TAXES:** \$693/2020

**LEGAL:** The South 1/2 of the Northwest 1/4, 29-5-64 and Lot B of RE18-0078 being part of the North 1/2 of the Southwest 1/4, 29-5-64

**\$2,400,000**



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