



# Irrigated Farmland, Sedgwick County

**Location:** NE of Sedgwick, Colorado, approximately four miles.

**Legal Description:** Parcel 1, NW 34-12-46 (that portion South of the Highline Ditch); Parcel 2, Lots 3 & 4 and S1/2NW 4-11-46, 117.1 irrigated with 17.4 dryland; all west of the 6<sup>th</sup> PM.

(FSA records) Crop Acres	FSA base acres	Taxes (2007)	Price
Parcel 1 122.55 acres	63.3 ac corn, 124 bu; 5.1 ac wht, 38 bu	\$ 584.99	\$171,000
Parcel 2 <u>134.5 acres</u>	43.9 ac corn, 124 bu; 10.8 ac wht, 38 bu;	\$ 631.88	<u>\$152,000</u>
257.05 acres			\$323,000

**Other;** Parcel 1; 100 acres of Julesburg Irrigation District Water (JID), water tax, \$2,350.00; Sand Draw, \$86.97  
Parcel 2; 150 acres of Julesburg Irrigation District Water (JID), water tax, \$3,525.00; Sand draw, \$25.33

**Land Tenure:** Regarding parcel number one; soils consist of predominantly; Bridgeport Loam and Keyota-Epping Loam with some Chappell Sandy Loam and Keith Tripp Loam. Parcel number two predominantly; Keith Tripp Loam and Chappell Sandy Loam with some Bridgeport Loam and Eckley Chappell Complex. (Ask for the soils map)

**Price:** \$323,000

**Terms:** Cash, buyer receives possession at closing. Buyer will receive owners share, one-third of growing wheat, 17.4 acres.

**Broker's note:** These parcels can be an excellent addition for your current irrigated farming operation.



## FOR PERSONAL SHOWING CALL:

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