



**EXCLUSIVELY PRESENTS
FOR SALE**

*Farm with water rights
10084 WCR 28*



Legal: Part of Section 35, T3N, R67 West of the 6th P.M., Weld County Colorado

Location: Approximately three (3) miles south and west of Platteville, Colorado along CR 21 and CR 28.

Water: One irrigation well that generates a total of 1,159 gpm, total well depth of 85'; There is also one domestic well that services the residence. 80 shares of Lupton Meadows Water, Avg @ 3.2 Ac/Ft per share or 256 ac/yr.

FSA: This farm is not enrolled in the any FSA program, therefore is not eligible for any payments.

Improvements: One and half story frame house built new in 1900; 960 square foot; fair condition; composite roof; one outbuilding with 384 square feet.

Price: \$1,250,000 cash to the seller upon transfer of deed.

Brokers Note: The farmland is currently cash leased; currently there are some oil and gas wells on the property that are not included in the sale, any and all mineral rights are not included in the sale.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner;
Box 202/200 W 4th St., Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778;
web: benson-realty.com; e-mail, mbenson@kci.net

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