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# Irrigated Farmland

(\*The water for irrigation is leased)

**\$450,000**



## Property Overview

Property	+/- 127 acres, 116 of which is farmland, located Southwest of Platteville, CO. The property lies along County Road 21 1/2 between County Road 24 1/2 and County Road 26. From Platteville take Hwy 85 South about 1 mile to County Road 28. Take County Road 28 West about two miles to County Road 21 1/2. Take County Road 21 1/2 South for 1 mile. The property is on the east side of CR 21 1/2. Signs will be posted.
Location	Located in part of Northeast 1/4 of Section 2 of Township 2 North, Range 67 West.
Taxes	2014 Taxes = \$1,106.64.
Additional	There is an irrigation well augmented by Central with an 8.33 AF pumping quota for 2015. There is an agreement with Castle Pines to lease 7 Shares of the Meadow Island Irrigation Company and 1 Share of the Lupton Bottom Ditch effective on January 1, 2015 through December 31, 2016. This lease may be renewed for a maximum of three successive one-year periods upon expiration of the initial lease term.



*Presented by:*



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