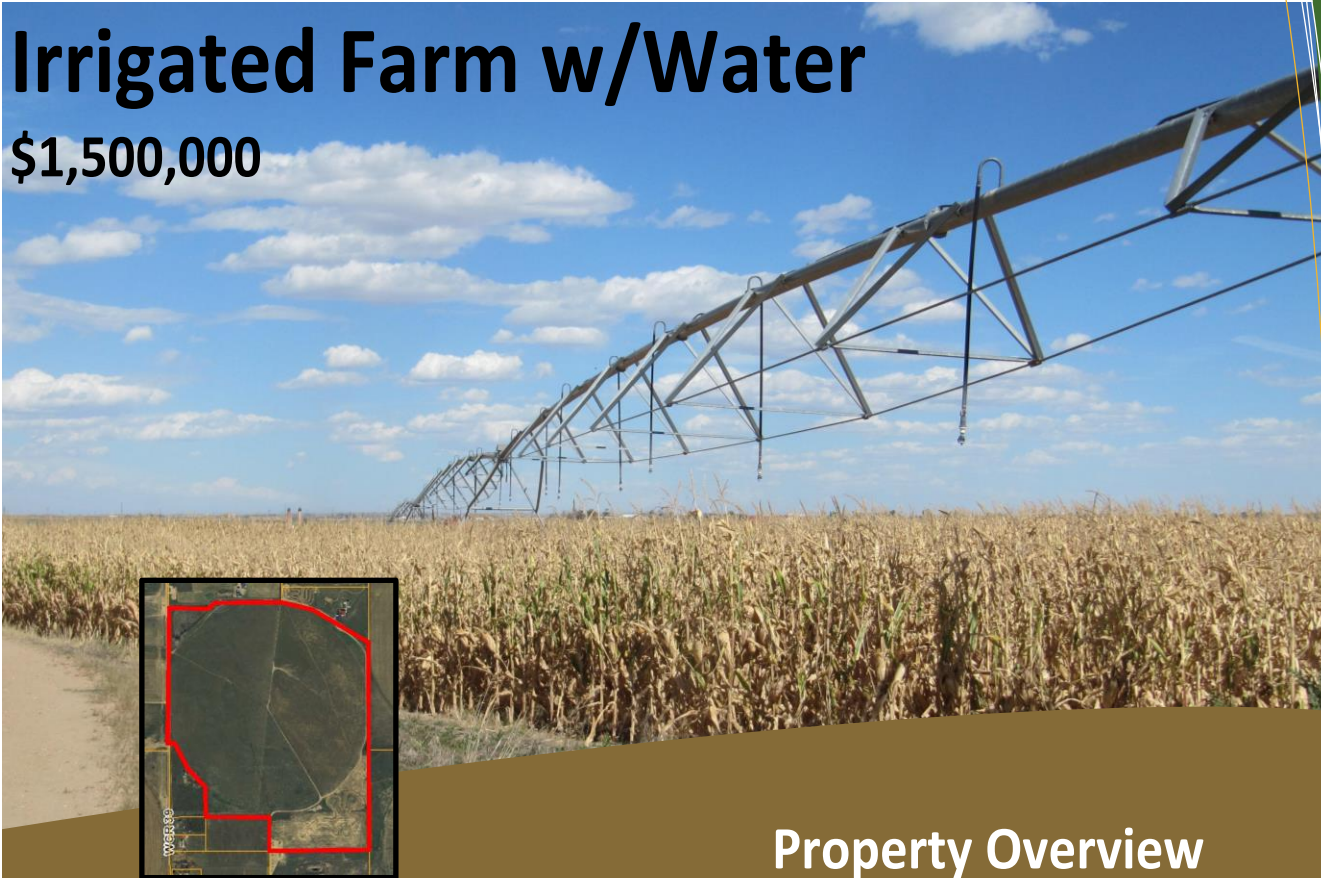


**AGPRO**professionals  
DEVELOPERS OF AGRICULTURE

# Irrigated Farm w/Water

**\$1,500,000**



## Property Overview

Property	+/- 170 acres of irrigated land. From Fort Lupton take Hwy 85 North to County Road 18 East. Take County Road 18 East for six miles to County Road 39. Take County Road 39 North for ½ Mile; parcel lies on the East side of County Road 39. Signs will be posted.
Location	Part of the West ½ of Section 20, Township 2 North, Range 65 West, Lot C Rec Exempt RE-2902 EXC SE-975 & EXC OG&M (1.23R1D)
Taxes	2015 Taxes = \$1,507.00
Additional	Property is eligible for a 4 lot recorded exemption. Excellent irrigated farm with a motocross track! There is a domestic well in place. Rarely does a pivot irrigated farm come on the market in this area. 16 shares of FRICO Barr Lake included in the sale.



*Presented by:*



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