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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 (1/2 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)

ZONED: Ag

TAXES: \$737/2018

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

\$1,600,000



**RYAN
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