

Austin & Austin

REAL ESTATE

Since 1903

Property Facts

Legal Description:

Lot B of Corrected Recorded Exemption No. RE-2623 being a part of the North 1/2 of the Northeast 1/4 of Section 24, Township 5 North, Range 65 West of the 6th P.M., Weld County, Colorado.

Total Acres:

73.427+/- as per survey plat

Water Rights:

Two (2) shares Capital Stock in the Lower Latham Ditch Company
As evidenced by Certificate No. 1585

Two (2) shares Capital Stock in the Lower Latham Reservoir Company
As evidenced by Certificate No. 1014

Irrigation Well - Included in the Lower Latham Augmentation Plan

Nichols Well#1-11845R Case No. W3835
Adjudicated @1.95cfs

Improvements:

One 18,000+/- bushel capacity grain bin.

Center Pivot Sprinkler & Appurtenances:

Zimmatic center pivot & associated appurtenances installed on the property are owned by the tenant and will not be conveyed in the sale.

******See Item #8 in the Farm Lease Agreement******

Farm Lease:

The subject property is being sold subject to a farm lease for the 2022 crop year with Buderus Farms. Seller retains landlord share of the 2022 crop.

Mineral Rights:

All Mineral rights owned by Seller **ARE INCLUDED** in the sale, believed to be one-half (50%) but not guaranteed.

2021 Form 1099 Oil & Gas Revenue: \$ 328,487.66

2022, Jan-April year to date: \$136,000.00 +/-

