



South Platte River Farm and Hunting Property

Location: Conveniently located 1 mile east of Hwy 85 south of Greeley, CO between 37th Ave and Weld County Road 52.

Acreage: 138 +/- total acres of which 100 are flood irrigated

Breakdown: Truly a one of a kind property that is rarely offered for sale. This 138 acre tract boasts nearly 1/2 of a mile of South Platte River frontage. There are 100 irrigated acres with excellent water rights and abundant opportunities for the future owner of this property.

Benefits of Ownership: On the recreational front, a large, healthy resident turkey population calls this property home. It's also home to a large duck and goose population along the river and on the property. Deer also frequent the river bottom and the lush grasslands on the farm.

From an agricultural standpoint, the new owner could continue to cash rent only the farm land for \$17,500/year or, one could farm it themselves. A purebred cattle operation and/or horse facility would also fit nicely on this property. All ground is sub irrigated and raises excellent crops.

The farm abuts a state wildlife area to the north. The current owner has begun discussions with the state regarding a possible conservation easement along the river. More details on this are available. There is aggregate on the property if the new owner would like to explore the option of mining sand and gravel.

There are preliminary designs and cost figures to re-route the Behrens ditch through the property and dig new duck ponds. There are several warm water sloughs ideal for waterfowl hunting.

This is an excellent opportunity to own river front property in Colorado's Front Range. If you're looking for a property that can work financially, this is the one.



This farm is exclusively offered by:

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Water Rights: There is a decree for 7 CFS Absolute from the Behrens Drainage Ditch No. 1. There is a lease in place for eight more years for 5 shares of Union Ditch. Each share delivers +/- 100 Acre Feet, the water lease is \$2,500/year. 1-Irrigation Well augmented through Central Permit #6860 with a 10acre foot allotment and the assessment \$50/annually.

Legal Description: W/2SW/4 and the SW/4NW/4 of 28-5N-65W and that portion of the NW/4NW/4 of 28-5N-65W which lies east of the center point of the South Platte River

Improvements: A nice 4 bed, 2 bath 2,612 +/- sq. ft. home, large shop and several other outbuildings. The improvements are subject to a life estate. Contact broker for additional information.

Additional Acreage: Adjoining 80 +/- acres (Marcus) on the east side of the property is also available for \$400,000. Additional 28 +/- acres (Exmoor Lands) are available on the west side of the subject property.

No mineral rights are included in the sale.

The subject property is the Reynolds Farm

2012 Taxes: \$1,037.99

Price: \$1,100,000

