

**+/- 710 Acres Grass Pasture
Logan County, Colorado
26667 County Rd. 7 Sterling, CO 80751**



Location: The property is located approximately 30 miles Northwest of Sterling Colorado. The property is contiguous, all deeded grazing and bottom land. The exterior fences are adequate interior fencing and improvements need work..

Water Rights: There is a decreed, adjudicated water right off Two Mile Creek that has intermittent water flows to irrigate approximately 270 acres with a 1895 20 cfs. right and a 1896 18 cfs. right

Wells: Two electric powered water wells.

Taxes: Approximately \$305.46 (2010)

Mineral Rights: Seller to transfer all mineral and oil and gas rights Seller owns to Buyer.



\$269,500

**Marketed by Agri-Enterprises, Inc.
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