
IMPROVED 640 ACRE IRRIGATED & DRY FARM

22 MILES NE OF BYERS OR 23 MILES SOUTH OF WIGGINS

LEGAL DESC:	Adams County: All of Section 29, Township 1 South, Range 60 West of the 6TH PM consisting of 640+/- acres per the Adams County Assessor's Office.
ASKING PRICE:	\$890,000.00 cash at closing. The Seller does not wish to provide Seller Financing.
PRICE BREAKDOWN:	199.3 acres under sprinklers priced at \$1,750 /acre, 11.6 ac flood irrigated priced at \$800/acre, 411.2 acres dry farmland priced at \$500.00 per acre, House with domestic well and extensive landscaping priced at \$300,000, 40' x100' Quonset shop priced at \$4/sq ft and 17,500 bushel grain storage price at \$.60 /bushel.
WATER:	2 Wells together producing 700+/- GPM. Click on water link to bring up specifics. Production 800+/- GPM in Spring dropping to 600+/- GPM in mid to late summer
NORTH SPRINKLER:	1997 - 8 Tower Valley, PVC undersling, nozzled for 700+/- GPM, low pressure drops which reach within 4 feet of the ground, regular panel, regular tires.
SOUTH SPRINKLER:	2001 - 7 Tower Valley, nozzled for 700+/- GPM, low pressure drops which reach within 1.5 feet of the ground, regular panel, regular tires.
CROP BASE:	Wheat base of 258.3 acres 29 bushel yield, Corn base of 47.0 acres 123 bushel yield, Barley bas of 31.3 acres 59 bushel yield, Sunflower base 7.2 acres 1,210 lbs.
SOIL TYPE:	90% of the soil is classified as Weld Loam which is not sandy and not heavy clay but a productive, manageable soil with good water holding capacity.
TOPOGRAPHY:	The property is flat to gentle East facing slope.
GRAINERIES:	1986 - 10,500 bu with cone, unloading auger and aeration fan. 1981- 4,800 bushel with cone, unloading auger and earation fan. 1973 - 2,200 bushel, flat floor, bin sweep, no aeration.
OUTBUILDINGS:	1950 - 40x100 foot quonset building machine shop, 1950 18x18+/- quonset storage shed, old labor house in need of repair of little or no value.
MAIN HOUSE:	Beautiful, 1,635+/- square foot yellow brick ranch, 3/12 hip roof, 75% finished basement with elaborate fireplace, attached 288 square foot garage and built on car port. Home frame built in 1957. Mature trees - landscaped.
UTILITIES:	Property has electricity, phone service and propane delivery service..
TAXES:	2005 Property taxes in the amount of \$3,076.84 are paid in full.
SCHOOLS:	Byers School District 32J for Elementary, Jr. High and High School.
COMMENTS:	All information obtained from reliable sources but not guaranteed by the Seller or Broker. This offer is subject to change, errors, omissions, prior sale or withdrawal. Broker is a Transaction (Neutral) Broker.