

56100 E 6TH AVE STRASBURG CO 80136

70 ACRE IRRIGATED FARM WITH WATER RIGHTS

LOCATION:	Borders the South side of Strasburg. From E-470 and I-70 go 22 miles East and exit at Strasburg. At stop sign go South 1 mile on Arrowhead St to 6 th Ave then West ½ to Pawnee St then South through red gate to the white house on the hill.
ACREAGE:	70 acres per the Arapahoe County Assessor. The property has 20 acres sprinkler irrigated and an additional 30 acres approved for irrigation.
PRICE:	\$475,000.00 cash at closing.
HOME:	Single family 1500 square foot ranch style Kan Build modular home built in 1996 with full basement 75% finished, 2 and ½ baths and 3 bedrooms, forced air furnace, central air and 2 car garage.
OUTBLDGS:	2000 – 30' x 50' metal barn, power to barn but not wired, dirt floor.
WATER:	Irrigation well #10380F permitted in 1965 for 400+gpm, 44 feet deep, relined and pump tested in Feb of 1995 producing 125gpm and currently producing less, located 2,619' from the N boundary of Sec 9 and 2,608' from the E boundary of 9. Domestic /stock well #184639 permitted in 1994 for 15gpm, 348' deep, located 960' from the N boundary of Sec 9 and 2,050' from the West boundary of 9.
IRRIGATION:	2000 Oasis mini pivot irrigating 20 acres in the South portion of the Property.
TAXES:	Total Property Tax for 2008 was approximately \$1,644.61. The property can be identified by Arapahoe County schedule number 1983-00-0-00-327.
PROPANE:	House is currently on propane but natural gas is available on the road.
ELECTRIC:	Power is supplied by Intermountain REA in Strasburg.
PHONE:	Phone service through Strasburg Telephone Company.
SCHOOLS:	Strasburg School District.
NOTE:	This information has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Transaction (Neutral) Broker.