



Total Acres: 49.5
Acres Range:
Acres Source: Court House
Possible Use: Farm

Sub Area: Boone
Area: Outlying
School District: R-70
County: Pueblo
Taxes: 1371.30
Prior Tax Year: 2023

Legal Description: Lengthy – See attached exhibit. Part of SW1/4 Section 10, and N1/2 Section 15, Township 21 South, Range 61 West of the 6th PM.

Parcel Number: 111000009		Parcel #-2:	
Lot: NA	Block: NA	Tract/Filing/Unit: NA	Deed Provided: Special
Water Rights: Yes		Description:	
Frontage:		Lot Faces:	
Irregular Lot Size: Yes		Lot Dimensions:	
HOA: No	HOA Dues:	HOA Dues Amount:	HOA Contact Person:
POA Dues:	POA Dues Amount:	HOA Inclusions: None	
Property Disclosure Avail: No		Provide Property Disc: Yes	
Disclosure: Wetlands			
Documents on File: Photographs, Survey, Map			
Variable Commission: No	Commission Type: %	Co-Op %/\$: 2	Possession: Day of Closing
Commission on Seller Concessions: No		Earnest Money Required: 5,000	Earnest Money To: Land Title Company
Terms: Cash, Conventional		Showing Instructions: Appointment Only, 24 Hr Notice	
Ownership: Seller			
Exclusions: Quonset Building			

Topography/Lot Description: Flat, Farm Lot
Access: Private, Unpaved, State/County Highway
Water Company: None
Water: Well
Sewer: None
Electric Co: Black Hills
Electric:
Gas Company: Other
Gas:
Current Internet Provider:

Crops: None
Irrigation: Well, Flood Irrigation, Irrigation Rights, Gated Pipe
Extras: Fencing, Farm Equipment, Irrigation Equipment, Livestock Permitted
Curbs/Gutters: No
Curbs & Gutters: No Curbs, No Gutters
Structures:
Marquee: No
Mineral Rights:
Grazing Rights: Yes

Public Remarks: The property is served by an adjudicated irrigation well in Case No. W-1190, Dated March 19, 1973, known as Irrigation Well Boone No. 9, with a Priority Date of December 31, 1948 for 2,222 c.f.s. or 1,000 g.p.m. but not to exceed 704 acre feet per year. Use of the water is irrigation and domestic use with State Engineer's well number 13490. Augmentation is required and is available in the amount of 106 acre feet. The acreage is 53.34 acres by survey; the assessor shows 49.50 acres. Approximately 46 acres are irrigated and have been machine leveled to be irrigated by flood application through gated pipe. The balance of the acreage is sub irrigated grazing along the Colorado Canal. No crop was raised this year and no tillage was done.

Directions: Two miles southeast of Boone, Colorado fronting on the northern ROW of Colorado Highway 96.

MLS/Agent Only Remarks: Tenancies: There are none in place at the moment, however, the seller may lease the property for the 2024 season.

List Date: 4/8/2024 **Days On Market:** 3 **Contract Date:** **Appointment Contact #:** 719-336-7802

Orig LP: \$275,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided



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Information Herein Deemed Reliable but Not Guaranteed