

# 459± Acres - 41994 WCR 4, Roggen Weld County, Colorado

*Exclusively Listed by The Land Office LLC*



**\$ 5,500,000.00**

Assessed Acres: Irrigated 363.83 Dryland 65.50

Improvement & Non-cropland 30.0

2023 Property Tax Total = \$3,989.10. State of Colorado owns the minerals. Possession subject to year-to-year 1/3 2/3 crop share lease with a local farmer.

**Improvements:** (3) Zimmatic sprinklers with center pivot booster pumps, (new pivot 2021 SW4), (4) electric motors, (4) pumps, underground wiring and pipe, and all other related irrigation equipment

**41994 WCR 4 Improvements on 16± acres:** 1985 1 story 1708 sq. ft manufactured home, 3,888 sq. ft. shop, 1,200 sq. ft. uninhabitable house. 62' x 150' hay barn with 22' walls located SE corner of NE4.

Farm No	Farmland Acres	Cropland Acres	Tract No	Crop	Program	Base	Yield
1616	468.27	437.86	7563	Wheat	PLC	141.7	40
				Corn	PLC	262.8	117
				Gr Sorghum	PLC	6.6	33
				Soybeans	PLC	1.3	29

Permit #	Location	Type	Commingled Permitted Acres
5919-FP	SEnw	Irrigation	388
6779-FP	SWSW	Irrigation	
12361-RFP	SWNW	Irrigation	
12362-RFP	NWSW	Irrigation	
12363-RFP (inactive)	SWSW	Irrigation	
123894	SWNW	Stock	
222905	NENE	Residential	

**Legal:** NE4; SW4; S2NW4; Lot B of Recorded Exemption No 1479-36-2RE1063 being a part of the N2 of the NW4 Section 36, Township 1 North, Range 62 West of the 6th P.M., Weld County, Colorado

**Directions:** From Prospect Valley Hwy 52 and Hwy 79, south on Hwy 79 4 miles to County Road 4, 7 miles east to northwest corner of Section 36. 6.17 acres on the northwest corner is excluded.

0374 The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.



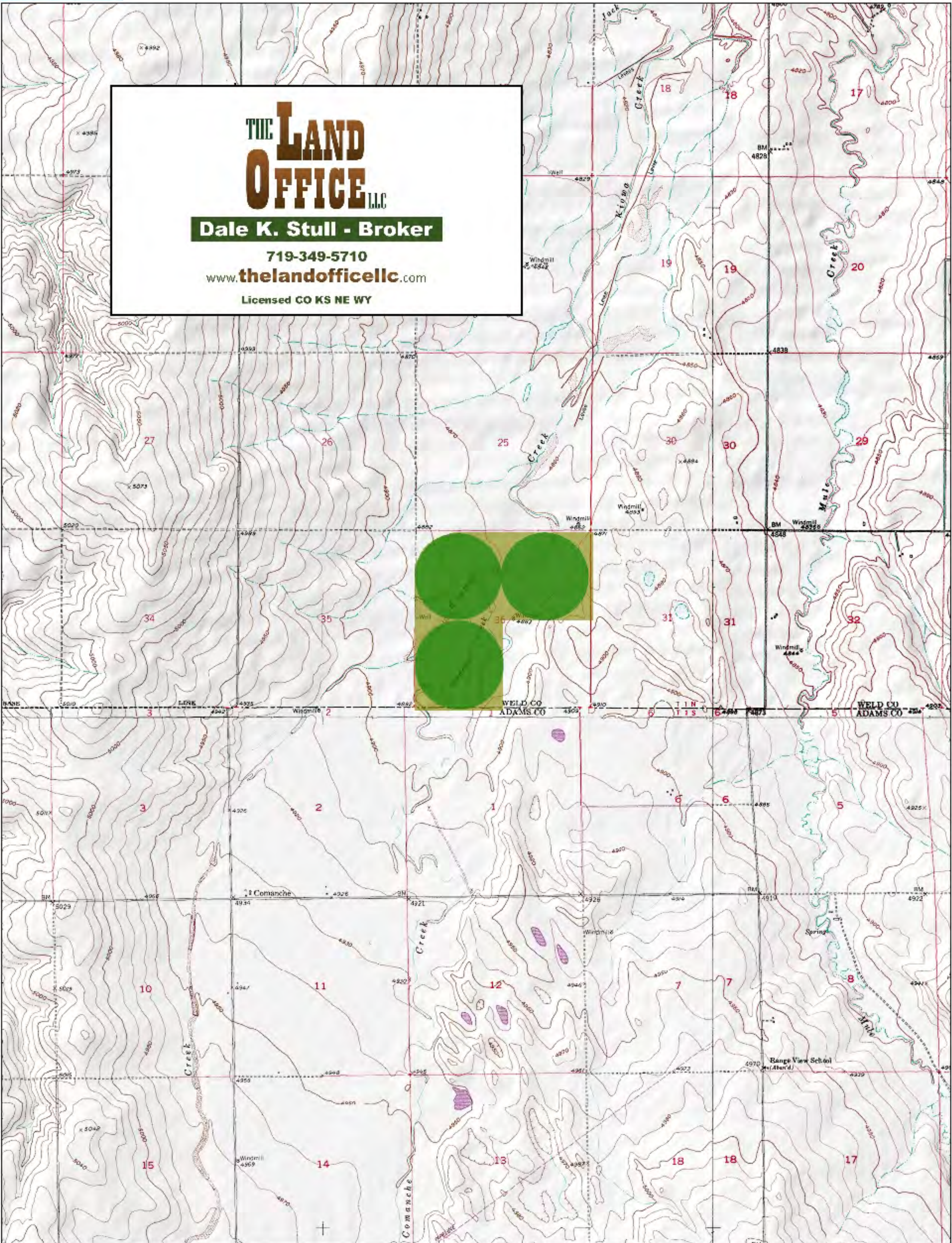
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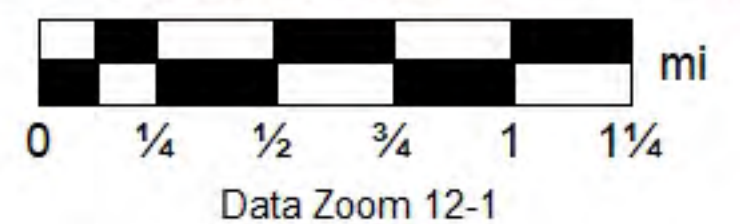


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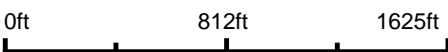




Aerial Map



Boundary Center: 40° 0' 28.53, -104° 16' 22.66



36-1N-62W  
Weld County  
Colorado



THE LAND  
OFFICE LLC

Maps Provided By:  
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8/21/2024

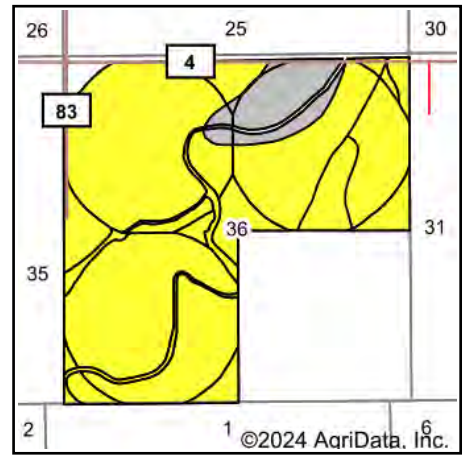
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**  
 County: **Weld**  
 Location: **36-1N-62W**  
 Township: **Keenesburg-Hudson**  
 Acres: **464.03**  
 Date: **9/25/2024**



Maps Provided By:



Area Symbol: CO618, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Wheat Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
26	Haverson loam, 1 to 3 percent slopes	363.74	78.4%		IVc	IIIe				35
5	Ascalon sandy loam, 0 to 3 percent slopes	46.61	10.0%		IVc	IIIe	150	27	60	22
88	Ellicott-Glenberg complex, 0 to 3 percent slopes, occasionally flooded	37.98	8.2%		VIIIs	IVe				10
77	Vona sandy loam, 3 to 5 percent slopes	15.70	3.4%		IVe	IIIe				18
Weighted Average					4.25	3.08	15.1	2.7	6	*n 31.1

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method