



## EXCLUSIVELY PRESENTS FOR SALE

*Farm with water rights  
Intersection of WCR 19 & 26*



**Legal:** 152.567 total acres in SE ¼ Section 33, T3N, R67 West of the 6<sup>th</sup> P.M., Weld County Colorado

**Location:** Approximately four (4) miles south and west of Platteville, Colorado along CR 19 and CR 26.

**Water:** 80 shares of Lupton Meadows Water, Avg @ 3.2 ac-ft per share or 256 ac/yr  
35 shares of Ne Coal Ridge Ditch Company water, 2.25 ac-ft/share or 78.75 ac/year  
One domestic well, total depth of 63' test pumped, 8 g/m (permitted to 20 g/m)  
One Central Weld water tap provide potable water to the residential homes

**FSA:** This farm is not enrolled in the any FSA program, therefore is not eligible for any program payments

**Land:** Sprinkler irrigated (Valley center pivot) 119.735 acres  
Flood irrigated 11.0 acres  
Home sites and waste 21.832 acres  
152.567 total acres

**Soils:** Vona Loamy Sand, 50% with 0 to 3% slope  
Vona Loamy Sand, 20% with 3 to 5% slope  
Loup-Boel Loamy Sand, 17% with 0-3% slope  
Valent Sand, 10% with 3 to 9% slope  
Valent Sand, 3% with 0 to 3% slope

**Improvements:** One Valley 8-tower center pivot; Lupton Meadows ditch runs directly through property and water is diverted into a 5 acre settling pond; The New Coal Ditch is piped into the holding pond for sprinkler usage.

**Residence, 8835 WCR 26 (west house);** built new in 1949, ranch style with gable roof, 816 sq ft on main level with 624 in finished basement; 3 bdrm, 1 bath, currently rented for \$450/month (well below market level rate)

**Residence, 8857 WCR 26 (east house);** build new in 1914, relocated to this site in the 1960's, ranch style with gable roof, 1,008 sq ft. on main level with partial unfinished basement, 3 bdrm, 1 bath, currently rented for \$450/month (well below market level rental rate)

**Price:** \$2,750,000 cash to the seller upon transfer of deed.

**Brokers Note:** The farmland is currently cash leased; currently there are six oil and gas wells on the property that are not included in the sale, any and all mineral rights are not included in the sale. Owner will consider parting off the residential home sites but only as part of a simultaneous closing with the entire acreage.



West residence 8835 WCR 26



East residence 8837 WCR 26

**FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner;**  
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