

2 PIVOTS 152ND & MIMOSA - ADAMS COUNTY

- LOCATION:** From Wiggins at I-76 & Hwy 52 go South on Hwy 52 11 miles to where 52 curves West at the Hoyt Beet Dump. Continue straight South on Rd 5 2 miles to Rd D, then East 1 mile to Rd 6, then South 3 miles to jog, then continue South 2 additional miles to 152nd and the Property.
- LOCATION:** From Byers go North on Hwy 36 1&1/2 miles and follow curve East 7 miles to Leader Rd, then go North 11 miles to dead end (112th ave), then go East 1 mile to Mimosa Rd, then go North 5 miles to 152nd Ave putting you at the SW corner of the Property.
- LEGAL DESC:** The S1/2 of Section 12, Township 1 South, Range 60 West of the 6th P.M.
PRICE: \$410,000.00 cash or terms acceptable to Seller
- BREAKDOWN:** 240+/- acres irrigated with 820+/- gpm or 3.4 gpm per acre valued at \$1,821 per acre and 66.9+/- acres CRP at \$28.20 per acre thru 2019 valued at \$550 per acre and 6+/- acres grass valued at \$341 per acre and 1 domestic /stock well valued at \$2,500.
- IRRIG WATER:** Irrigation well #9434-FR is a new well drilled 4/11/08 and tested 610gpm. A new pump and bowl was installed. Irrigation well #9434 was retested 9/4/08 at 600gpm with some surge and Irrigation well #9404-F was tested at 250gpm with some surge. Total water available during the growing season estimated to be 820+/- gpm. Well #9404 has a cloudy title and has been allowed to be pumped but may not be able to be redrilled in the future if necessary. Domestic /stock well #63750 has not been pumped by the owner and its condition is unknown. See also site map and water link for more water and well information.
- SPRINKLERS:** The West sprinkler is a 3 year old Zimmatic 8 tower with LEPA low pressure drops nozzled at 350 gpm. It has a regular panel.
The East sprinkler is a 14 year old Lockwood 7 tower, underslung, LEPA low pressure drops nozzled at 350+/- gpm. It also has a regular panel.
- SOILS:** Primarily sandy loam soil. Click on soils link for soil survey and map.
CROPS: 190+/- acres planted wheat and 60+/- acres to go into Sunflowers.
Seller's lease share of the Wheat is 50% for which possession is negotiable depending upon price and date of sale.
- BASES:** 66.8 acre Wheat base, 78.5 acre Corn base, 3.4 acre Grain Sorghum base and a 27.8 acre Barley base.
- MINERALS:** Any and all minerals will be transferred to Buyer at Closing. Seller believes that he owns little or no mineral rights in respect to to the Property.
- LAND TAXES:** 2007 land taxes were approx. \$732.00. Cnty acct#R0000371 or schedule #01557-00-0-00-131.
- NOTE:** All information has been obtained from reliable sources but is not guaranteed by Seller or Broker. This offer is subject to change, error, omissions, prior sale or withdrawal without notice. COLandRealty.com is a Transaction (Neutral) Broker.