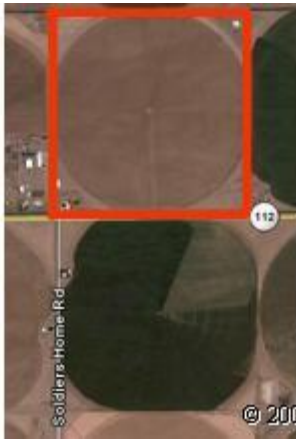


MLS: 214382

FARM Active

Highway 112 CENTER CO, 81125

\$500,000



County: Saguache Farm Type: Improved
 Area: Center Levels:
 Approx SqFt: SqFt Source:
 Tax Year: 2006 Annual Taxes: 2410
 Schedule: 485734300153 Yr Built:
 Sec/Twp/Rng: 34-41N-8E
 Legal Desc: SW1/4

Directions: 1/2 mile east of Center, CO on Highway 112

Remarks: Excellent historically proven farm quarter, additional quarter, and 1/2 available with storage and processing plant.

Lease Acre:	Deed Acre: 153	Cultivated Acre:	Irrigated Acre:
Other Acre:	Total Acre: 153	Sprinkler 1	Water Asmt Fee:
Crop Type: Potatos	Avg Yield:	Pivots:	Live Stock Type:
Crop Type: Alfalfa	Avg Yield:	# AU/Year:	

Water Share: Surface Rights Water Desc: 160 acre right in SLV Irrigation District.
 Water Share: Well Rights Water Desc: 3 adjudicated irrigation wells.

Well 1 GPM: 3000	Well 2 GPM: 1100	Well 3 GPM: 2800
Permit/Case: 14773R	Permit/Case: 36253F	Permit/Case: 3213F

Bedrms:	Tot Baths:	Full Bath:	Half Bath:	3/4 Bath:
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Style:	Exterior Siding:
Roof:	Fireplace:
Heat:	Water:
Sewer:	
Terms:	Assumed , Cash , 1031 Exchange , Conventional
Special:	Crop Production , Equipment And Inventory , Water Rights , Well Established
Equipment:	1- 7 Tower, Valley Sprinkler
Improvements:	Seed storage cellar with 4- 5,000 cwt bins.
List Date:	08/01/2007

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