



Offered By:



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All information is deemed to be correct, but not guaranteed.



# McFeeders

REALTY APPRAISAL & MANAGEMENT

(970)867-7816 ~ www.mcfeeders.com

\$349,000.

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## FLOOD IRRIGATED FARM GROUND!



*Fort Morgan, CO*

66.1 Acres of Flood Irrigated Farm Ground in the Bijou Irrigation System near Fort Morgan, CO. Water Rights Included! Fully Augmented Irrigation Well and Concrete Ditch Water Delivery System!

Long Bridge Road | Fort Morgan | CO





## Flood Irrigated Farm Ground Near Fort Morgan

**66.1 Acres of good flood irrigated farmland in Bijou Irrigation System, including ditch water and fully augmented irrigation well. Good Soils, concrete ditch water delivery system. Located West of Fort Morgan, CO on Morgan County Road 12 (Long Bridge Road), south of I-76. Excellent 2011 corn crop. Tenants Available for absentee landowner. Great for small hobby farm or addition to existing farm operation.**

## Property Information

**Land Size: 66.12 Acres**

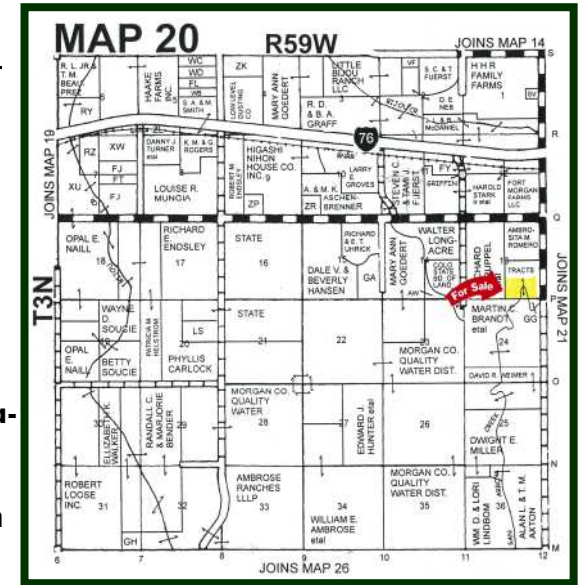
**Price: \$349,000.**

**Taxes: \$575.**

**Zoning: Agricultural**

**Water: 10 Shares Bijou Irrigation Company, 1 Morgan Prewitt Reservoir Company Share, 1 Riverside Irrigation Company Share, Irrigation Well No. 10303**

**Irrigation: Flood Irrigated**



## Terms

**Earnest Money: \$2500. Payable to McFeeders Realty, Appraisal & Management, LLC.**

**Exclusions: Any and all items of a personal nature owned by Seller, Tenant, or third party, shall be excluded from this sale, all of which will be removed prior to closing.**