

LAND FOR SALE >

BIJOU CREEK RANCH

MORGAN COUNTY, CO >> 2,640± TOTAL ACRES



Listing #212204

BIJOU CREEK BOTTOM // PASTURE // PIVOT IRRIGATED // DRYLAND // HUNTING



For More Information, Contact:

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PROPERTY DETAILS

OVERVIEW:

Unique eastern CO ranch with irrigation and prime hunting along the treed Bijou Creek bottom, which also provides excellent livestock protection. Just 1± hr from many Front Range locales!

LEGAL DESCRIPTION:

E1/2E1/2 of Section 7; All of Sections 8, 9 & 17; E1/2 of Section 18; S1/2NW1/4, & NE1/4NW1/4 of Section 19; E1/2NE1/4 of Section 20; & NW1/4NW1/4 of Section 21 all in Township 1 North, Range 59 West of the 6th P.M., Morgan County, CO.

ACREAGE:

1,734± Acres Pasture
576± Acres Bijou Creek
120± Acres Pivot Irrigated
210± Acres Dryland
2,640± Acres Total

LAND TENURE:

Diversified mix of native grasses with sub-irrigation along the Bijou and Muddy Creeks. Level pivot irrigated and dry cropland. 8 livestock submersible wells with 10 tanks.

FSA INFORMATION:

179.3 ac Wheat base w/ 31 bu yield; 34.0 ac Corn base w/ 75 bu yield; 44.7 ac Barley base w/ 33 bu yield. (All yields are PLC) - Total of 258 base acres.

MINERAL RIGHTS:

Seller to convey all owned mineral rights to Buyer(s); believed to be all previously reserved.

**WATER RIGHTS/
EQUIPMENT:**

Irrigation Well permit #8316-RFP, Submersible irrigation pump w/ 2014 8 tower Reinke pivot. Kiowa-Bijou Designated Basin.

R/E TAXES:

\$3,947.90 (2020)

POSSESSION/CROPS:

Negotiable depending on time of year property sells.

IMPROVEMENTS:

Set of working pens with livestock scale.

ASKING PRICE:

\$2,660,000

TERMS:

Good funds at closing.

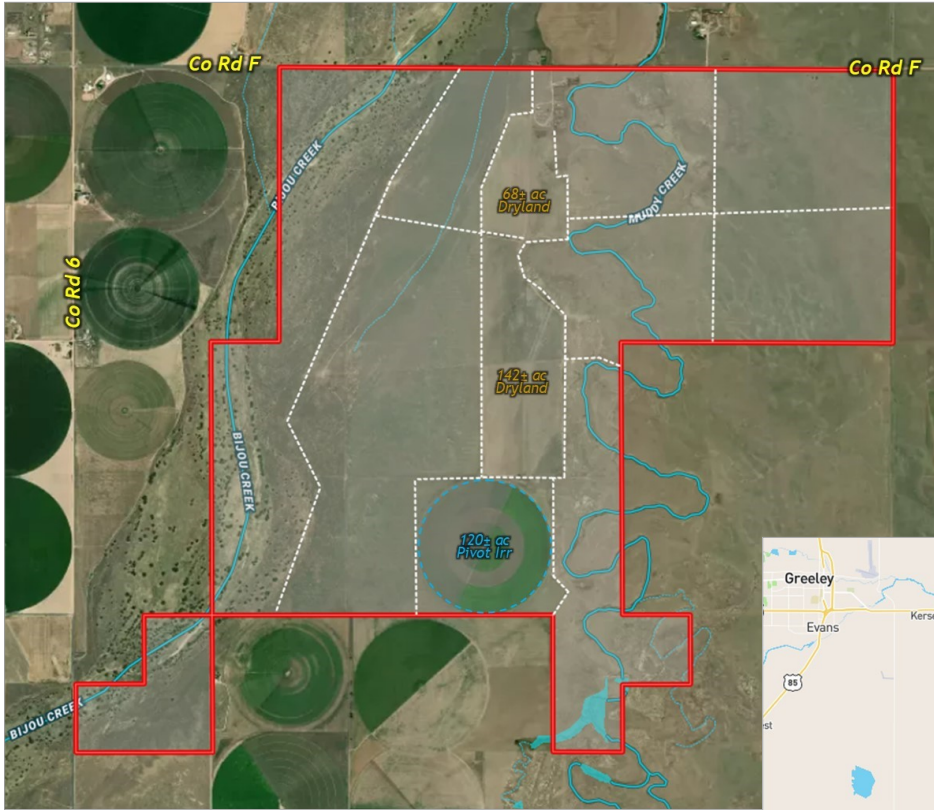
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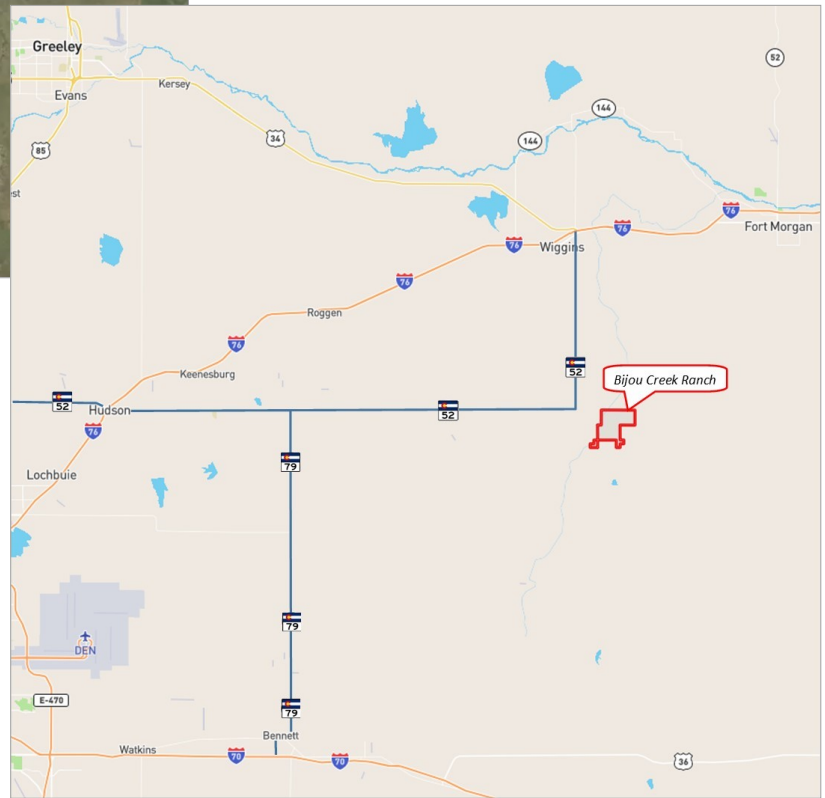


PROPERTY MAPS + PHOTOS

AERIAL MAP:



LOCATION MAP:



Maps are for general location purposes only and are not to be construed as a survey.



Panoramic view overlooking the Bijou Creek bottom



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