

Please note updated page references in red on pages 7 and 13 of the Due Diligence Packet for the Atwood Sprinkler Irrigated Land Auction.

Parcel Information



**North
Farm**

Legal Description:

SE1/4 & S1/2NE1/4 of Section 22, Township 7 North, Range 53 West of the 6th PM, Logan County, CO.

See Pages 114-167 for legal description, title commitment, and title exceptions.

Acreage:

199.5± Ac Irrigated by lateral sprinkler

8.0± Ac Improvement site

5.0± Ac Linear ditch

19.5± Ac Roads/ditches

232.0± TOTAL

Land Tenure:

Soils consists primarily of Class II. See Soils Map on Page 21.

Taxes:

2023 real estate taxes payable in 2024 are: \$3,670.68

FSA Information:

FSA bases: 195.3 ac corn w/ 128 bu PLC yield, 20.5 ac soybeans w/ 30 bu PLC yield.

Irrigation Water & Equipment:

12.3 shares Farmers Pawnee Ditch.

South irrigation well is Permit #R-1090-RF adjudicated in Case W-632. (See Pages 23-26 for copy of well permit and well log. See pages 121-124 for copy of court decree). North irrigation well is Permit #1414-R adjudicated in Case W-528. (See Pages 62-63 for copy of well permit. See pages 130-131 for copy of court decree).

15-tower GPS guided T & L Linear Sprinkler, motor & pump.

Both wells are non - operational. Both wells are included in Seller's augmentation plan being Water Court Case #04 CW 86 with amendment shown on pages 27-59. Seller choose not to use the wells and has been using the Farmers Pawnee Ditch water to irrigate the property without also using the Logan Irrigation District Water.

Improvements:

Address: 3151 County Road 33, Merino CO 80741

2 bedroom/1 bath home. See Pages 98-109 for copy of Seller's Property Disclosure and Lead-Based Paint Disclosure. Domestic well permit #58634. See Pages 64-65 for copy of well permit. Soft water and hard water wells. 1 unregistered well.

90,000± bu grain storage, metal shop.

Exclusions:

Tenant's personal property and appliances in home. (continued on next page)



Parcel Information



**South
Farm**

Legal Description:

NE1/4 of Section 27, Township 7 North, Range 53 West of the 6th PM, Logan County, CO.
See Pages 114-167 for legal description, title commitment, and title exceptions.

Acreage:

156.1± Ac Irrigated
1.9± Ac Linear ditch
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158.0± TOTAL

Land Tenure:

Soils consists primarily of Class II. See Soils Map on Page 22.

Taxes & Assessments:

2023 real estate taxes payable in 2024 are: \$2,004.80.

FSA Information:

FSA bases: 140.3 ac corn w/ 128 bu PLC yield, 14.7 ac soybeans w/ 30 bu PLC yield.

Irrigation Water & Equipment:

9.4 shares Farmers Pawnee Ditch

Irrigation well is #R-16083 adjudicated in Case W-4583. (See Pages 66-70 for copy of well permit and well log. See pages 141-144 for copy of court decree).

Irrigation well is non - operational but is included in Seller's augmentation plan being

Water Court Case #04 CW 86 with amendment shown on pages 27-59. Seller choose not to use the wells and has been using the Farmers Pawnee Ditch water to irrigate the property without using the Logan Irrigation District Water.

Comments:

Seller to establish and pay for lateral to deliver water to NW corner of property. If North Farm and South Farm sell separately, lateral sprinkler to remain with North Farm.

Bids:

