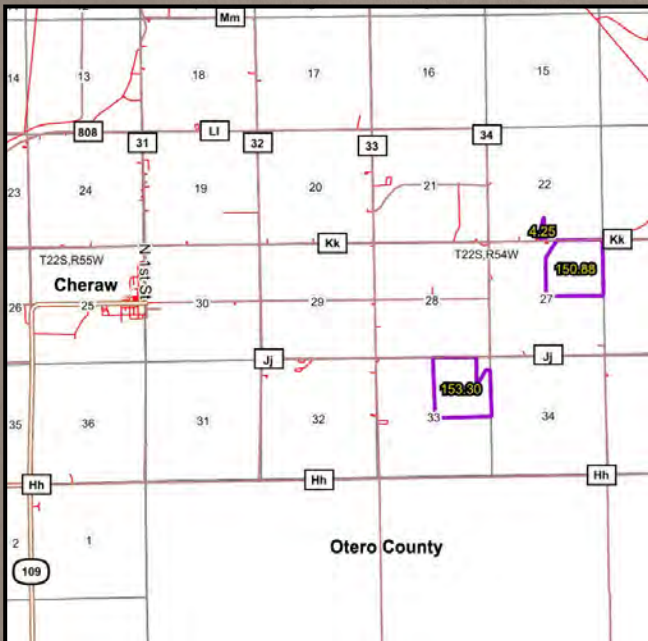


303.4 ACRE IRRIGATED FARM FOR SALE Cheraw, CO • Otero County



PROPERTY IMPROVEMENT

The Jerry Bay Farm offers the opportunity to invest in a farm property that offers crop production and grazing opportunities. With the inclusion of the 160-acre State Grazing Lease, it provides the advantage of diversification of an agricultural investment. The Jerry Bay Farm is well suited to producing alfalfa, silage sorghum, forage sorghum, and other crops. Crops that have been produced in the past include Alfalfa, Corn, Sorghum, Triticale, and Cantaloupes. There is also hunting opportunities with a population of Mule Deer that frequent the property.

The Farm can be purchased in two separate tracts.

LEGAL:

TOWNSHIP 22 South, RANGE 54 West of the 6th PM

TRACT #1

Section 27 – NE $\frac{1}{4}$ - Except for approximately 5.24 acres of a home site located in the NW corner.

Section 22 – 6.1 acres located in the SE $\frac{1}{4}$.

TRACT #2

Section 33 – NE $\frac{1}{4}$ - Except for 11.97 acres in the NE $\frac{1}{4}$ corner and approximately 3.5 acres belonging to the Holbrook Drainage District.

WATER: Holbrook Mutual Irrigation Shares

Tract 1-145 shares

Tract 2-127 shares

Total Shares **272**

CROP ACRES: Tract 1-119.0

Tract 2-125.8

Total Crop Land **244.8**

LEASES: Includes Colorado State Land Board Lease Number 114611 for 160 acres located in the SE $\frac{1}{4}$ Section 33-Township 22S-Range 54W

DIRECTIONS:

Tract 1 – From Cheraw head east approximately 4 miles on CR KK. Tract 1 is on the south side of CR KK and CR 35.

Tract 2 – From Cheraw head east approximately 2 miles, turn south for 2 miles. The property is on the southeast corner.

TAXES: \$4191.67 (2022)

PRICE: \$1,350,000

2CR2
CRUIKSHANK REALTY LAMAR, CO
 (719) 336-7802
 Cell (719) 688-7145
 joe@2cr2.com
 www.2cr2.com

JOE BUSH
 Associate Broker

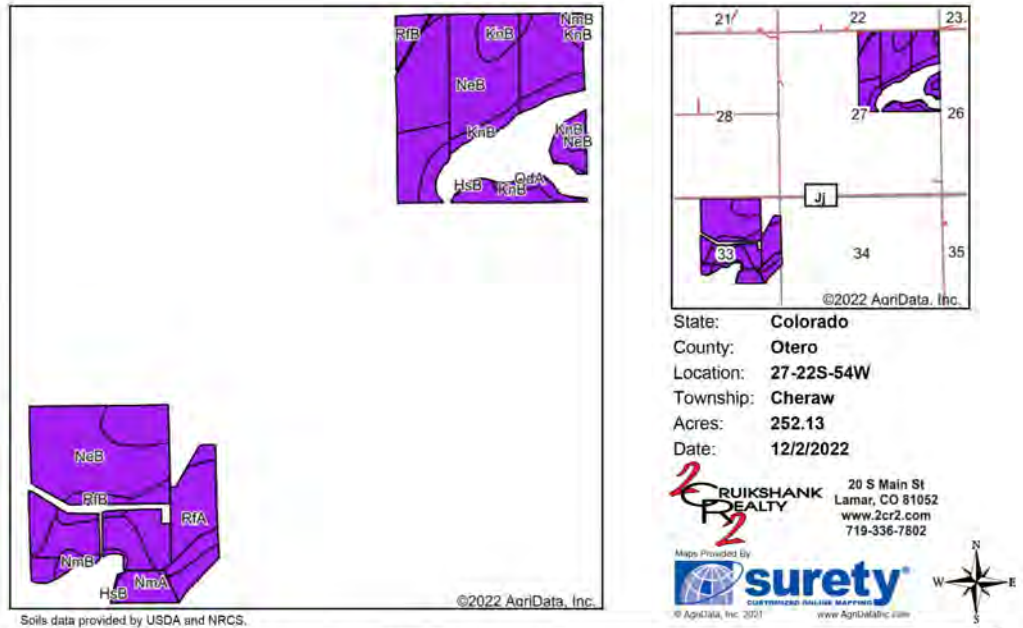
All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



The farm has recently invested in a new 2023 Rienke Model #2065, a state-of-the-art 7-tower sprinkler system. With the addition of the new sprinkler system, it will place approximately 125 acres under center pivot irrigation. The sprinkler is located on Tract # 1, Section 27. With the new sprinkler system in place, we are poised to elevate our crop production and improve water management on the farm.



BAY Soils Map



Archived Soils Ending 2/5/2014 Area Symbol: CO089, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Grain sorghum Irrigated Bu	Wheat Irrigated Bu	NCCPI Corn	NCCPI Small Grains
NeB	Nepesta clay loam, 0 to 3 percent slopes	127.21	50.5%		Vle	Ila	6	175	95	85	3	15
NmA	Numa clay loam, 0 to 1 percent slopes	49.52	19.6%		Vle	I	6	175	95	85	5	20
KnB	Kornman and Neesopah loams, 1 to 3 percent slopes	30.92	12.3%		Vle	Ila	5.5	175	80	80	4	12.94
RfA	Rocky Ford silty clay loam, 0 to 1 percent slopes	29.48	11.7%		Vlc	I	6	180	100	80	5	15
RfB	Rocky Ford silty clay loam, 1 to 3 percent slopes	9.83	3.9%		Vle	Ila	5.5	170	85	75	5	15
NmB	Numa clay loam, 1 to 3 percent slopes	3.92	1.6%		Vlo	Ila	5	165	85	75	5	20
Oda	Oferodry sandy loam, 1 to 4 percent slopes, dry	0.74	0.3%		Vlc	Ila						
HsB	Harvey-Stoneham loams, 0 to 3 percent slopes	0.51	0.2%		Vlc						4.25	13.25
Weighted Average					6.00	*	5.9	174.4	92.7	82.8	3.9	15.8

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data. Soils data provided by USDA and NRCS.

Holbrook Canal Company - W.D. # 17
Water Delivery 1986-2022

Year	# of Days of Water Flow	1st Day of Water Flow	Last Day of Water Flow	Annual Total Water Delivery in Acre Feet	Total Irrigated Acres Under Ditch System	Acre Feet Delivered Per Irrigated Acre
1986	152	11/10/85	10/28/86	60,610	15,097	4.01
1987	163	02/06/87	10/05/87	61,848	15,097	4.10
1988	119	11/15/87	08/27/88	33,273	15,097	2.20
1989	207	11/08/88	08/19/89	54,795	15,097	3.63
1990	94	02/07/90	08/28/90	43,556	15,097	2.89
1991	97	01/09/91	10/23/91	19,253	15,097	1.28
1992	103	11/02/91	09/02/92	34,568	15,097	2.29
1993	147	12/27/92	09/18/93	65,221	15,097	4.32
1994	148	12/21/93	10/07/94	64,701	15,097	4.29
1995	181	03/01/95	10/31/95	66,817	15,097	4.43
1996	207	11/01/95	10/31/96	71,848	15,097	4.76
1997	178	11/01/96	10/03/97	67,165	15,097	4.45
1998	174	11/25/97	10/02/98	63,873	15,097	4.23
1999	203	11/01/98	10/31/99	62,934	15,097	4.17
2000	197	11/01/99	08/31/00	62,902	15,097	4.17
2001	154	12/04/00	08/16/01	49,786	15,097	3.30
2002	205	01/07/02	06/12/02	15,175	15,097	1.01
2003	88	11/15/02	07/24/03	22,732	15,097	1.51
2004	32	05/09/04	08/22/04	9,998	15,097	0.66
2005	109	12/03/05	10/12/05	33,183	15,097	2.20
2006	70	03/30/06	10/31/06	22,091	15,097	1.46
2007	130	11/14/06	09/19/07	48,226	15,097	3.19
2008	136	06/04/08	09/14/08	46,054	15,097	3.05
2009	158	03/27/09	09/24/09	56,569	15,097	3.75
2010	147	02/18/10	09/16/10	48,653	15,097	3.22
2011	124	04/19/11	09/17/11	45,281	15,097	3.00
2012	40	04/22/12	06/23/12	12,076	15,097	0.80
2013	114	1/17	9/20	24,276	15,097	1.61
2014				46,742	15,097	3.10
2015				67,999	15,097	4.50
2016				54,250	15,097	3.59
2017				56,514	15,097	3.74
2018				22,508	15,097	1.49
2019				55,190	15,097	3.66
2020				21,159	15,097	1.40
2021				27,509	15,097	1.82
2022				9,283	15,097	0.61
Average	138			45,924	15,097	3.04
				Less: Headgate Delivery Loss %	(0.25)	(0.76)
				Effective Average Delivery AF/Irrigated Acre		2.28

Name & address of Ditch Company:

Holbrook Canal Company
 (719) 853-6302
 Ditch Secretary:
 Renee Hall

Annual Water Stock Assessment: \$20/share in 2014

Basis upon which water can be rented:

Water may be leased from individual stock owners on an annual basis, generally for the cost of the annual water assessments

Existing Water Litigation Pending:

None

MLS #: H219149A (Active) List Price: \$1,350,000 (21 Hits)

34510 County Rd KK Cheraw, CO 81030



Total Acres: 303.4
Acreage Range: 47+ Acres
Acreage Source: Court House
Possible Use: Ranch, Farm

Sub Area: Cheraw
Area: Arkansas Valley
School District: Cheraw 31
County: Otero
Taxes: 4191.67
Prior Tax Year: 2022

Legal Description: Lengthy Legal, please call Office.

Parcel Number: 43850000052		Parcel #-2: 43850000015	
Lot: N/A	Block: N/A	Tract/Filing/Unit: N/A	Deed Provided: Special
Water Rights: Yes		Description:	
Frontage:		Lot Faces:	
Irregular Lot Size: No		Lot Dimensions: N/A	
POA Dues:		HOA Dues:	
POA Dues Amount:		HOA Dues Amount:	
Property Disclosure Avail: No		Provide Property Disc: Yes	
Disclosure: Leases			
Documents on File: Leases, Photographs, Water Rights, Map			
Variable Commission: No		Commission Type: %	
Commission on Seller Concessions: No		Co-Op %/\$: 2.5	
Terms: Cash, Conventional		Earnest Money Required: 25000	
Showing Instructions: Appointment Only, 24 Hr Notice, Listing Agent Must Be Present		Earnest Money To: Closing Company	
Ownership: Seller			
Exclusions:			

Topography/Lot Description: Flat
Access: County Road
Water Company: EASTEND
Water: Public, Tap Fee Paid, Other
Sewer: None
Electric Co:
Electric: Other
Gas Company: None
Gas:

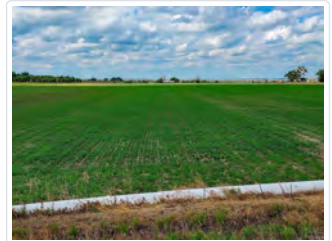
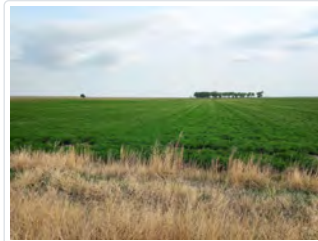
Crops: Alfalfa, Grasses, Hay, Wheat, Feed
Irrigation: Ditch System, Sprinkler, Flood Irrigation, Irrigation Rights, Water Rights, Head Gate, Holding Pond, Gated Pipe
Extras: Barn, Fencing, Irrigation Equipment, Livestock Permitted
Curbs/Gutters: No
Curbs & Gutters: No Curbs, No Gutters
Structures: Yes
Marquee: No
Mineral Rights: Yes
Grazing Rights: Yes

Public Remarks: The Jerry Bay Farm offers the opportunity to invest in a farm property that offers crop production and grazing opportunities. With the inclusion of the 160-acre State Grazing Lease, it provides the advantage of diversification of an agricultural investment. The Jerry Bay Farm is well suited to producing alfalfa, silage sorghum, forage sorghum, and other crops. Crops that have been produced in the past include Alfalfa, Corn, Sorghum, Triticale, and Cantaloupes. A new 2003, 7 tower Rienke sprinkler system has been installed. The sprinkler will cover approximately 125 acres of the farm. The farm has 272.7 shares of irrigation water through the Holbrook Canal. There is also hunting opportunities with a population of Mule Deer that frequent the property.

Directions: From Cheraw head east approximately 4 miles on CR KK. Tract 1 is on the south side of CR KK and CR 35. Tract 2 - From Cheraw head east approximately 2 miles, turn south for 2 miles. The property is on the southeast corner.

MLS/Agent Only Remarks:

List Date: 11/29/2023	Days On Market: 9	Contract Date:	Appointment Contact #: 719-336-7802
Orig LP: \$1,350,000	Internet: Yes	DsplyAddr: Yes	AllowAVM: No
			AllowCmmts: No
			Photo: Provided





Listing Office: Cruikshank Realty, Inc (#:885)
Main: (719) 336-7802
Fax: (719) 336-7001
Showing #:

Co-Listing Office: Cruikshank Realty, Inc (#:885)
Co-Main: (719) 336-7802
Co-Fax: (719) 336-7001
Co-Showing #:

Listing Agent: Joe Bush (#:7)
Agent Email: joe@2cr2.com
Contact #: (719) 688-7145

Co-Listing Agent: Gene Cruikshank (#:1)
Co-Agent Email: gene@2cr2.com
Co-Contact #: (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed