

4 Irrigated Quarters Yuma County, CO

Exclusively Listed by The Land Office LLC

\$2,800,000.00

640.48 Assessed Acres 2023 Property Tax Total = \$20,225.92 Land = \$4,529.92
CGWM = \$96.00 RRWC = \$15,600.00

FSA Farmland Acres: 506.94 acres under sprinkler, corners in grass.

Seller's mineral interest, if any, shall transfer to Buyer. Possession subject to year-to-year lease with Todd Frank. **Improvements:** (2) Valley 7 Tower sprinklers, (2) Zimmatic 8 Tower sprinklers, (2) electric motors, (2) pumps, underground wiring and pipe, and all other related irrigation equipment on the property.

Permit #	Location	Type	Acres	Depth	Permit GPM	Current GPM
22674-FP	NENW	Irrigation	320	240	1600	750
22672-FP	NENE	Irrigation	320	240	1600	800
104330	NESE	Stock		240	50	
34257	SWNW	Stock		140	1.5	

FSA Farmland Acres	FSA Cropland Acres	Crop	Program	Base	Yield
618.6	513.21	Corn	PLC	513.21	132

Legal: All Section 4, Township 3 South, Range 47 West of the 6th P.M., Yuma County, Colorado

Directions: From intersection of Hwy 36 and Hwy 59, 13 miles north to CR 19, 1 mile east on CR 19, 1 mile south on CR G, 2 miles east on CR 18.

0355 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



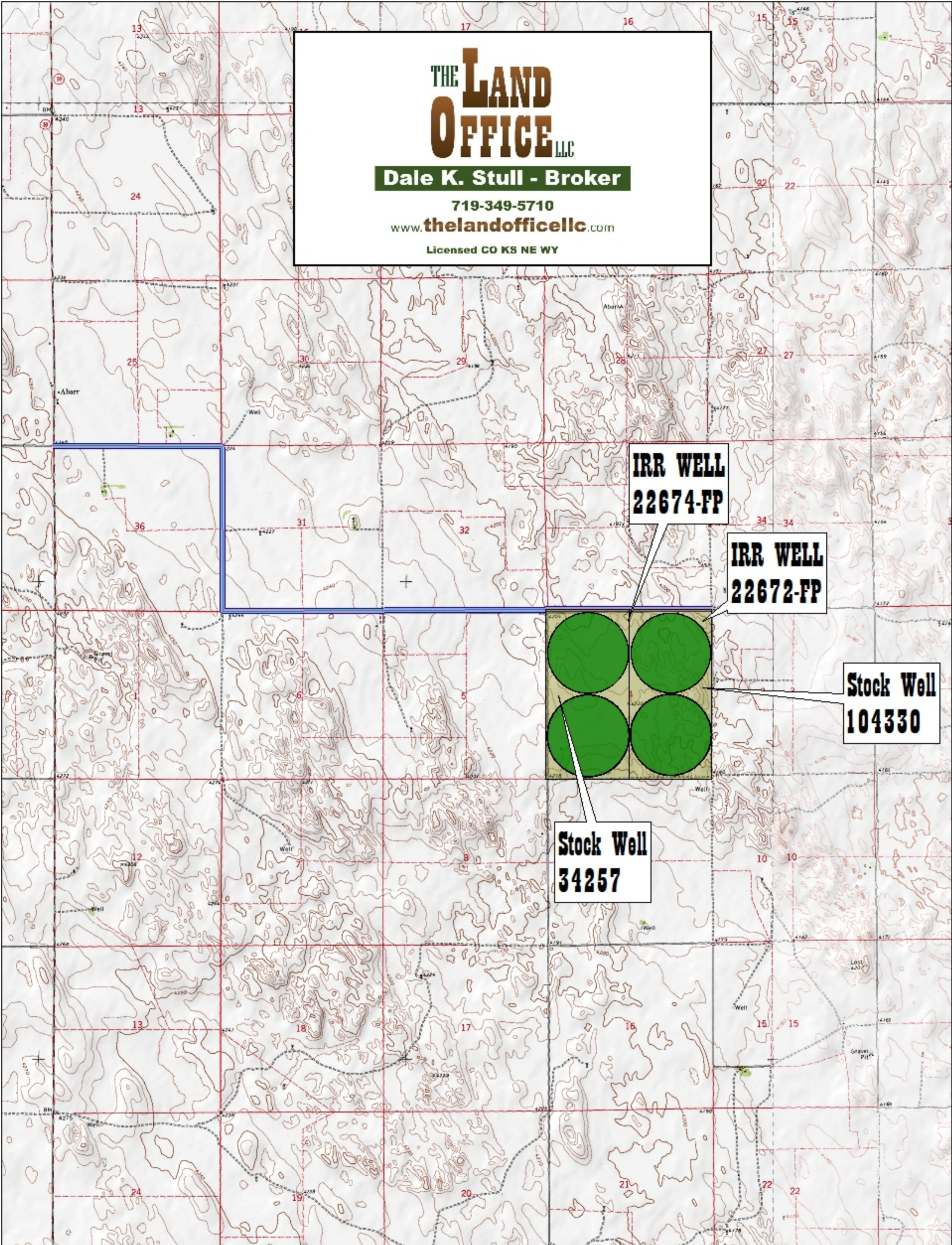
Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Office 719-346-5710 · Cell 719-349-5710 · Fax 719-346-7410 · Toll Free 866-346-5710

Email: dalestull@thelandofficellc.com www.thelandofficellc.com

THE LAND OFFICE LLC
Dale K. Stull - Broker
 719-349-5710
 www.thelandofficellc.com
 Licensed CO KS NE WY



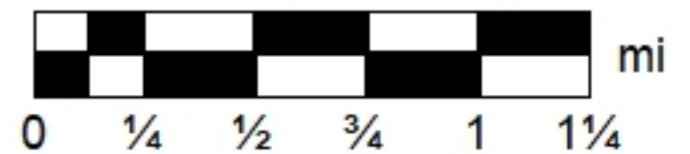
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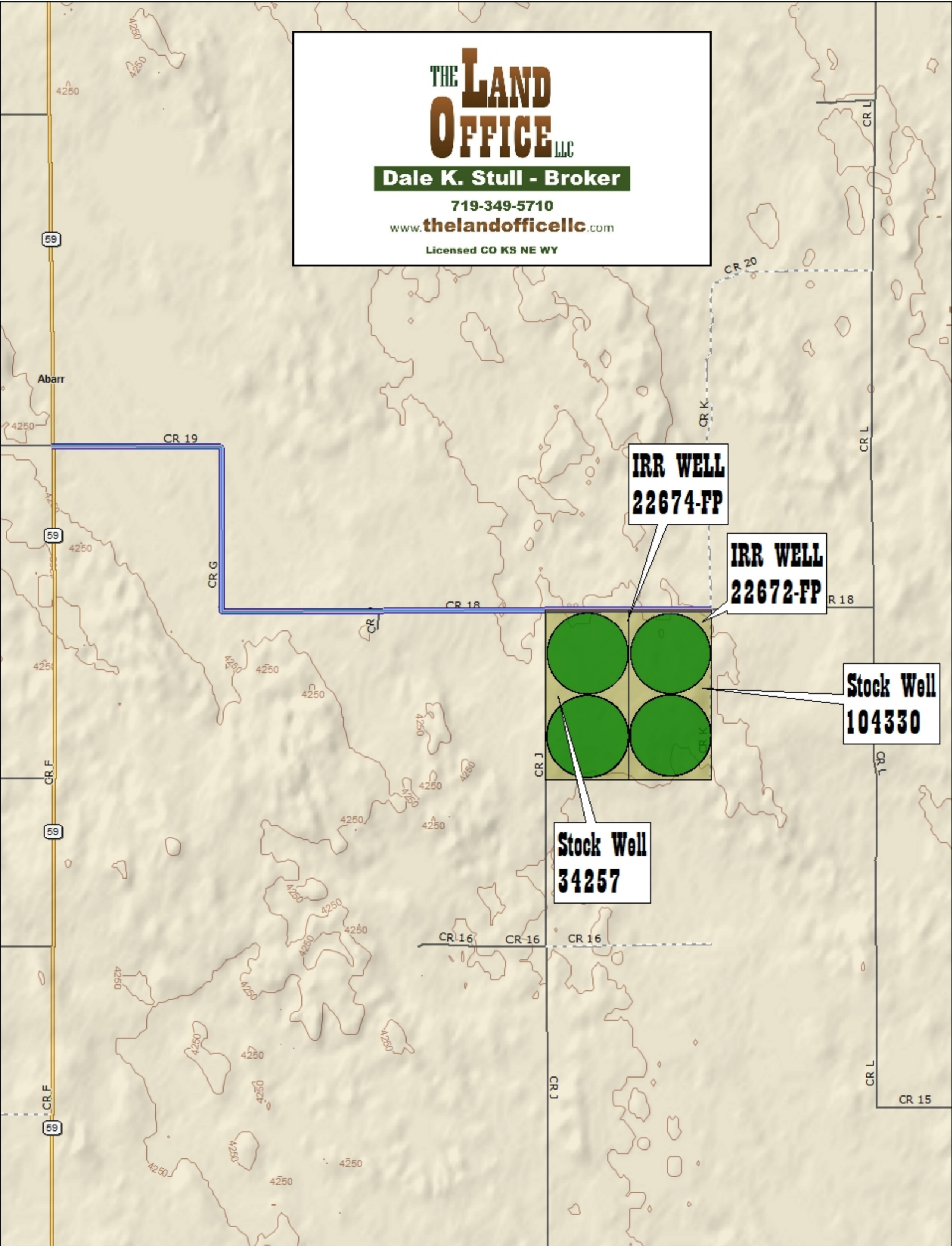


MN (5.9° E)



Data Zoom 12-0

THE LAND OFFICE LLC
Dale K. Stull - Broker
 719-349-5710
 www.thelandofficellc.com
 Licensed CO KS NE WY



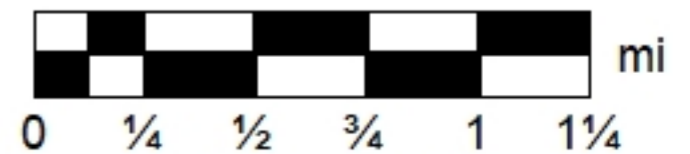
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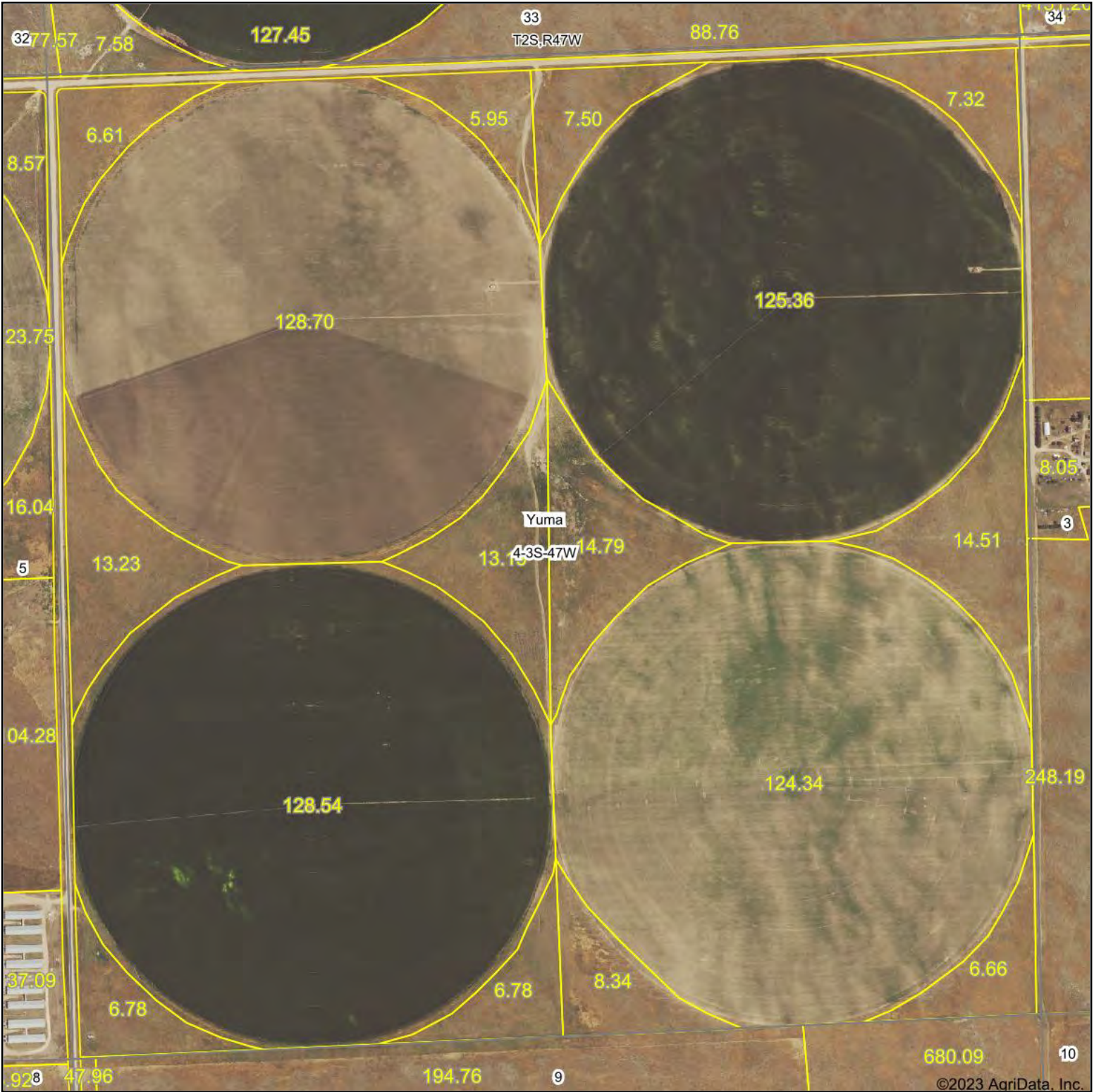


MN (5.9° E)

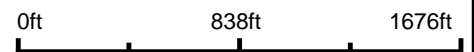


Data Zoom 12-0

Aerial Map



Map Center: 39° 49' 24.87, -102° 38' 30.63



THE LAND OFFICE LLC

4-3S-47W
Yuma County
Colorado

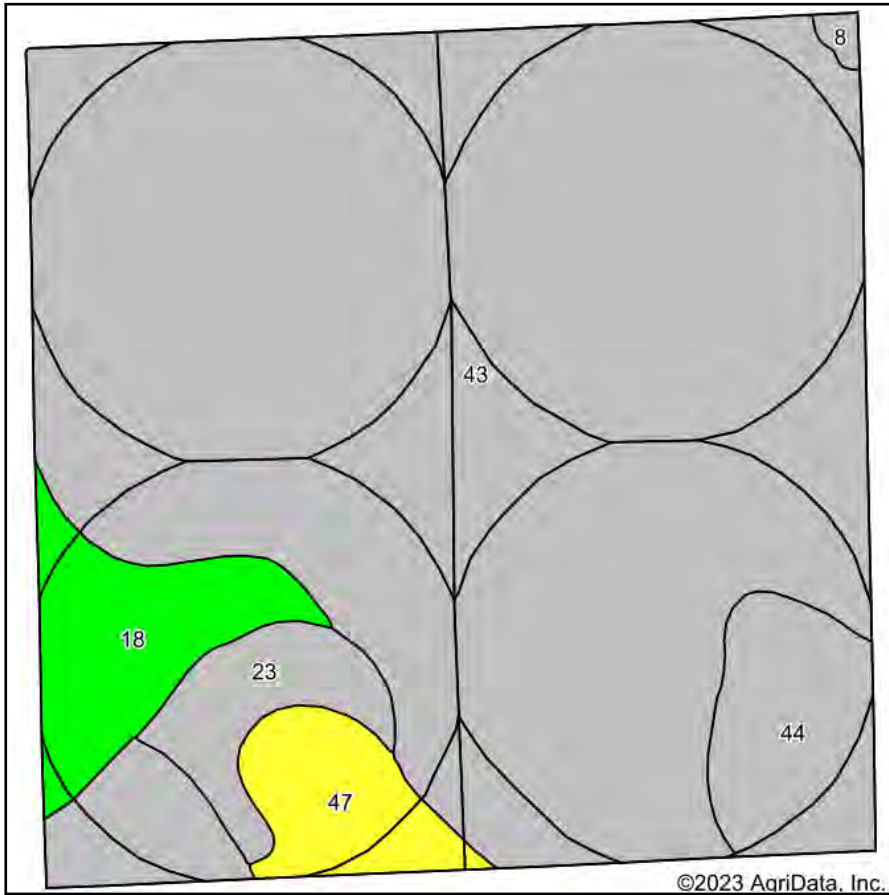


2/22/2023

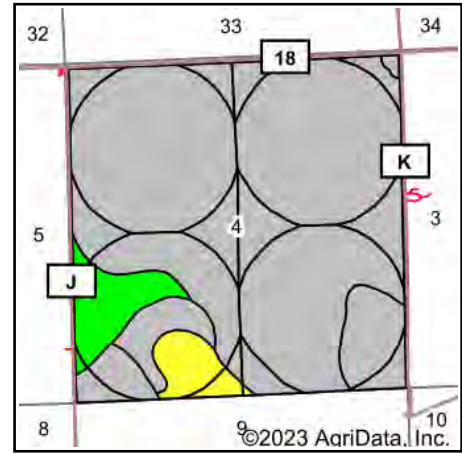
Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Colorado**
 County: **Yuma**
 Location: **4-3S-47W**
 Township: **Yuma**
 Acres: **618.6**
 Date: **2/22/2023**



Maps Provided By:



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Area Symbol: CO125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Irrigated Bu	Wheat Irrigated Bu	*n NCCPI Soybeans
43	Valent sand, 3 to 9 percent slopes	500.57	80.9%		Vle	Ive			7
18	Haxtun loamy sand, 0 to 3 percent slopes	35.91	5.8%		IIIc	IIIe			41
44	Valent sand, rolling	33.93	5.5%		Vle	Ive			8
47	Vona loamy sand	24.23	3.9%		IVs	IIIs	130	45	20
23	Julesburg loamy sand, 3 to 9 percent slopes	22.30	3.6%		VI s	IVe			22
8	Canyon-Dioxice complex, 1 to 9 percent slopes	1.66	0.3%		VI s				22
Weighted Average					5.75	*-	5.1	1.8	*n 10.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

GROUND WATER COMMISSION
STATE OF COLORADO

FINAL PERMIT NO. 22672FP

NORTHERN HIGH PLAINS DESIGNATED GROUND WATER BASIN

Priority date: November 29, 1974

Use: Irrigation

Name of Claimant: WINGER CATTLE CO. INC

Location of well: NE1/4 of the NE1/4 of Section 4, Township 3 S,
Range 47 W. of the 6th Principal Meridian

Maximum annual volume of the appropriation: 800 acre-feet


Maximum pumping rate: 1600 gallons per minute


Number of acres which may be irrigated: 320 acres

Description of acres irrigated: E1/2 OF SECTION 4, T3S, R47W

Totalizing Flow Meter: Meter required

Done this 31st day of OCTOBER, 1989


Jeris A. Danielson
State Engineer,
State of Colorado

By: 
Purushottam Dass, Chief
Designated Basins Branch
Ground Water Section

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.
Denver, Colorado 80203

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JUL - 6 '78

WATER RESOURCES
STATE ENGINEER
OFFICE

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ON REQUEST.

STATE OF COLORADO

AFFIDAVIT

COUNTY OF

Yuma

SS.

- STATEMENT OF BENEFICIAL USE OF GROUND WATER
- AMENDMENT OF EXISTING RECORD
- LATE REGISTRATION

PERMIT NUMBER 22672-F

LOCATION OF WELL

THE AFFIANT(S) Winger-Cattle Co Inc
whose mailing address is Joez Route

County

Yuma

City Yuma Co 80459

Twp.

3 S

(N OR S)

Range

47 W

(E OR W)

Section

4

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon, the well is located as described above, at distances of 1300 feet from the North section line and 30 feet from the

east section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 10

day of May, 19 78, the maximum sustained pumping rate of the well is 1600 gallons per minute, the pumping rate claimed hereby is 1600 gallons per minute; the total depth of the well is 240 feet; the average annual amount of water to be diverted is 800 acre-feet; for which claim is hereby made for Irrigation

purpose(s); the legal description of the land on which the water from this well is used is E 1/2 - 4 - 35 - 47 W of which

320 acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) Marion Winger

Subscribed and sworn to before me on this 10th day of June, 19 78

My Commission expires: 10-12-81

Curtis Rawson
NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY			
Court Case No.	_____		
Prior	Mo.	Day	Yr.
Div.	<u>1</u>	Cty.	<u>63</u>
Sec.	1/4	1/4	1/4
Well Use	<u>6</u>		
Dist.	<u>65</u>	Basin	<u>1</u> Man Dis <u>5</u>

DATE

STATE ENGINEER

BY

RECEIVED
MAY 05 1982

COLORADO DIVISION OF WATER RESOURCES

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Denver, Colorado 80203

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ON REQUEST.

WATER RESOURCES
STATE ENGINEER
AFFIDAVIT
COLO.

STATE OF COLORADO

COUNTY OF YUMA } SS.

- STATEMENT OF BENEFICIAL USE OF GROUND WATER
- AMENDMENT OF EXISTING RECORD
- LATE REGISTRATION

PERMIT NUMBER 22674-DF

LOCATION OF WELL

THE AFFIANT(S) MARION WINGER
whose mailing address is 16414 HWY 59

County YUMA
NE 4 of the NW 4 Section

City YUMA, CO 80759
(STATE) (ZIP)

TWP. 3 S Rng. 47 W 6 P.M.
(N OR S) (E OR W)

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located as described above, at distances of 1100 feet from the N section line and 2600 feet from the W section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the 1 day of MAY, 19 82; the maximum sustained pumping rate of the well is 1600 gallons per minute, the pumping rate claimed hereby is 1600 gallons per minute; the total depth of the well is 240 feet; the average annual amount of water to be diverted is 800 acre-feet; for which claim is hereby made for watering crops

purpose(s); the legal description of the land on which the water from this well is used is NE 1/4, NW 1/4, SEC. 4, TWP. 3S, R. 47, W, 6p.m. of which 320 acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) Marion Winger

Subscribed and sworn to before me on this 3 day of MAY, 19 82

My Commission expires: JULY 30 1985

KAROL LOVELL Karol Lovell
NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY			
Court Case No.	_____		
Prior	Mo	Day	Yr
Div.	<u>8-1</u>	City	<u>63</u>
Sec.	1/4	1/4	1/4
Well Use	<u>6</u>		
Dist.	<u>65</u>	Basin	<u>1</u> Man. Dis <u>5</u>

Robert G. Langenbaugh
Assistant

DATE 5/6/82

STATE ENGINEER

BY WJL

JAN 27 1968
WR 25-88

Index No.	2342
IDWD	1-65
Use	2
Registered	

STATE OF COLORADO
DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER

RECEIVED
NOV 6 1968
OCT 15 1968
GROUND WATER SECT., COLORADO
STATE ENGINEER

MAP AND STATEMENT FOR WATER WELL FILING

PERMIT NUMBER 34257

WELL LOCATION

STATE OF COLORADO)
COUNTY OF Yuma) SS

Yuma County

Know all men by these presents: That the undersigned

Milton E. Mekelburg

claimant(s), whose address is _____

City Yuma, Colorado, states:

Claimant(s) is (are) the owner(s) of the well described hereon;

the total number of acres of land to be irrigated from this well

is _____; work was commenced on this well by actual construction

24 day of June, 19 68;

the yield to be used from said well is 12 (gpm), for

which claim is hereby made for Livestock purposes;

that the average annual amount of water to be diverted is

_____ acre-feet; and that the aforementioned

statements are made and this map and statement are filed in

compliance with the law.

X
Claimant(s) _____

Subscribed before me on this _____ day of _____, 19 _____.

My commission expires _____

Notary Public _____

WELL DATA

Date Completed June 26

Static Water Level 110

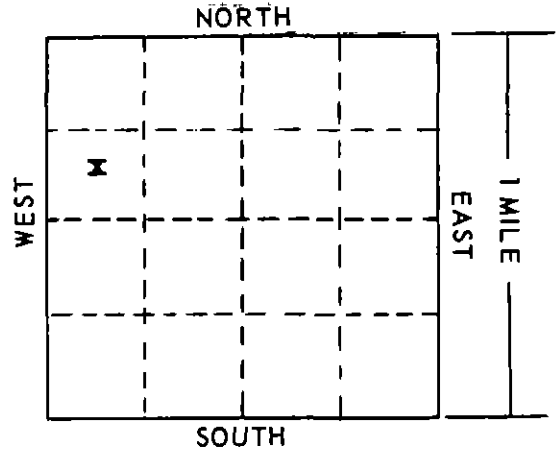
Total Depth 140

ACCEPTED FOR FILING IN THE OFFICE OF THE STATE ENGINEER OF COLORADO ON THIS _____ DAY OF _____, 19 _____.

State Engineer _____

SW ¼ of NW ¼, sec. 4
T. 3 S R. 47 W, 6 th P.M.

INDICATE WELL LOCATION ON DIAGRAM



WELL SHALL BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS OR MONUMENTS, OR SECTION LINES BY DISTANCE AND BEARING.

_____ ft. from _____ section line.
(North or South)

_____ ft. from _____ section line.
(East or West)

Ground Water Basin _____

Water Management District _____

Domestic wells may be located by the following:

LOT _____, BLOCK _____

SUBDIVISION _____

FILING # _____

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM MUST BE AN ORIGINAL COPY ON BOTH SIDES AND SIGNED. WHITE copy & GREEN copy must be filed with the State Engineer within 30 days after well is completed. PINK copy is for the Owner & YELLOW copy is for the Driller.

TYPE OR
PRINT IN BLACK INK.
COPY OF ACCEPTED
STATEMENT MAILED
ON REQUEST.

COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St.

Denver, Colorado 80203

RECEIVED

JUL 23 1979

WATER RESOURCES
STATE ENGINEER

AFFIDAVIT

STATE OF COLORADO

COUNTY OF Yuma } SS.

- STATEMENT OF BENEFICIAL USE OF GROUND WATER
- AMENDMENT OF EXISTING RECORD
- LATE REGISTRATION

PERMIT NUMBER 104330

LOCATION OF WELL

THE AFFIANT(S) Winger Cattle Co., Inc.
whose mailing address is Joes Route

County Yuma
NE 1/4 of the SE 1/4, Section 4

City Yuma Colorado 80759
(STATE) (ZIP)

Twp. 3 S, Rng. 47 W 6 P.M.
(N OR S) (E OR W)

being duly sworn upon oath, deposes and says that he (they) is (are) the owner(s) of the well described hereon; the well is located as described above, at distances of 2600 feet from the south section line and 100 feet from the east section line; water from this well was first applied to a beneficial use for the purpose(s) described herein on the day of February 1, 19 79; the maximum sustained pumping rate of the well is 50 gallons per minute, the pumping rate claimed hereby is 50 gallons per minute; the total depth of the well is 240 feet; the average annual amount of water to be diverted is N/A acre-feet; for which claim is hereby made for Livestock

purpose(s); the legal description of the land on which the water from this well is used is NE 1/4 of the SE 1/4 of Section 4, Twp 3S Range 47W 6 P.M. of which

 acres are irrigated and which is illustrated on the map on the reverse side of this form; that this well was completed in compliance with the permit approved therefor; this statement of beneficial use of ground water is filed in compliance with law; he (they) has (have) read the statements made hereon; knows the content thereof; and that the same are true of his (their) knowledge.

(COMPLETE REVERSE SIDE OF THIS FORM)

Signature(s) Marion Winger

Subscribed and sworn to before me on this 19 day of July, 1979

My Commission expires: Nov 30, 79

Joyce E. Hansen
NOTARY PUBLIC

ACCEPTED FOR FILING BY THE STATE ENGINEER OF COLORADO PURSUANT TO THE FOLLOWING CONDITIONS:

FOR OFFICE USE ONLY			
Court Case No.	_____		
Prior	Mo.	Day	Yr.
Div.	<u>1</u>	Cty.	<u>63</u>
Sec.	1/4	1/4	1/4
Well Use	<u>2</u>		
Dist.	<u>65</u>	Basin	<u>1</u> Man. Dis. <u>5</u>