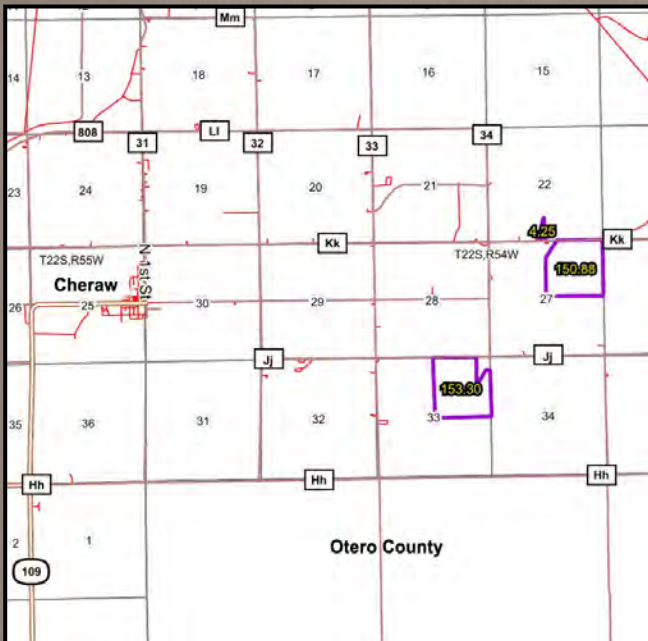


303.4 ACRE IRRIGATED FARM FOR SALE Cheraw, CO • Otero County



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
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JOE BUSH
Associate Broker

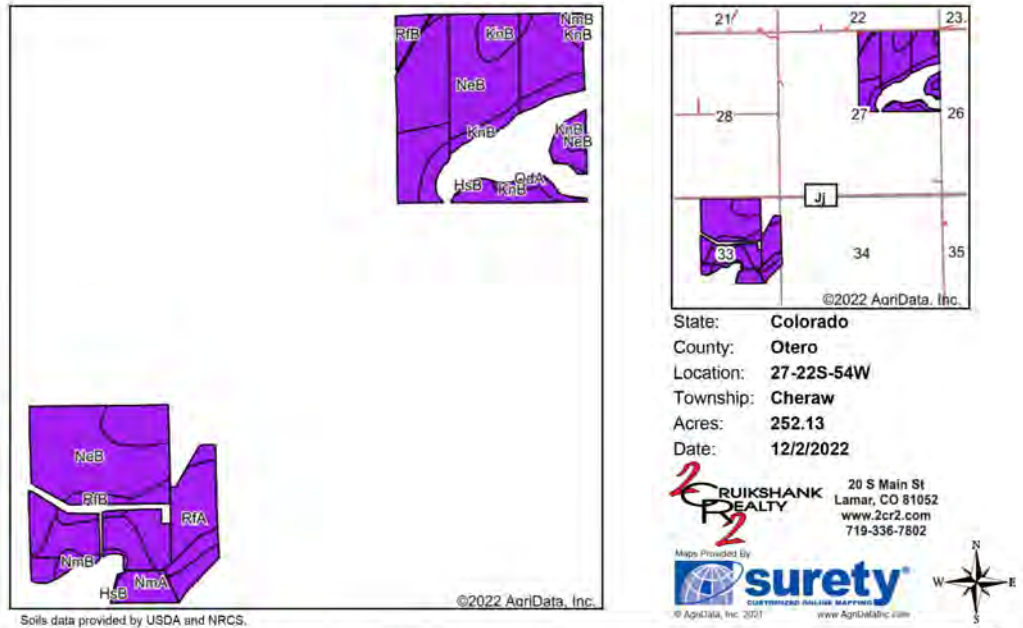
All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



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.

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:		POA Dues Amount:	
HOA Dues:		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