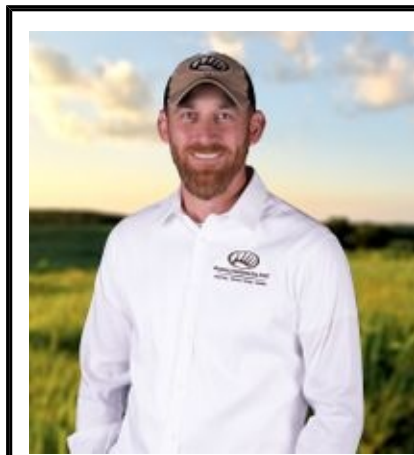


Bent Co, Colorado

±886.97 acres • \$3,750,000

- Over 6 decades of consistent hay farming history
- Approximately 700 acres of irrigated tillable, 170 acres of river bottom recreational/hunting
- 305 shares of Consolidated Extension water (#2 priority)
- 68.5 additional shares of Xcel Water (leased)
- Silt and clay loam soils, great for alfalfa
- 120' x 50' metal roof hay barn, 48'x28' metal storage building, along with many other outbuildings, grain bins, etc
- Ample gated pipe, pipe trailer, alfalfa valves, and other irrigation parts included with sale
- Just minutes from Las Animas
- Beautifully maintained and cared for for multiple generations
- Well-built road system throughout entire farm



Jerrod Meyer

Broker, Land Specialist / Licensed in CO

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