

Amity Irrigated Farm
TBD Holly, CO 81047
Holly, CO 81047

\$1,700,000
540± Acres
Prowers County



Amity Irrigated Farm
Holly, CO / Prowers County

SUMMARY

Address

TBD Holly, CO 81047

City, State Zip

Holly, CO 81047

County

Prowers County

Type

Farms, Ranches, Business Opportunity

Latitude / Longitude

38.121773 / -102.384747

Taxes (Annually)

6920

Acreage

540

Price

\$1,700,000

Property Website

<https://greatplainslandcompany.com/detail/amity-irrigated-farm-prowers-colorado/57819/>



Amity Irrigated Farm Holly, CO / Prowers County

PROPERTY DESCRIPTION

Irrigated farm ground with 715 shares of Amity Mutual Irrigation Company water rights. A total of 540 acres, of which 460 acres are irrigatable. An abundance of water rights with 1.55 shares per irrigated acre. The farm has two private head gates off of the canal, with two public meters for each side of the county road. There is also county road access on the north side, south side, and through the center of the farm. Two domestic/livestock water wells are located on the property. The water wells are a great addition to the farm for livestock and the possibility of a future home.

PROPERTY HIGHLIGHTS

4 miles west of Bristol, CO and 14 miles east of Lamar, CO

715 shares of Amity Mutual Irrigation Company water rights

2 private head gates

2 domestic/livestock wells

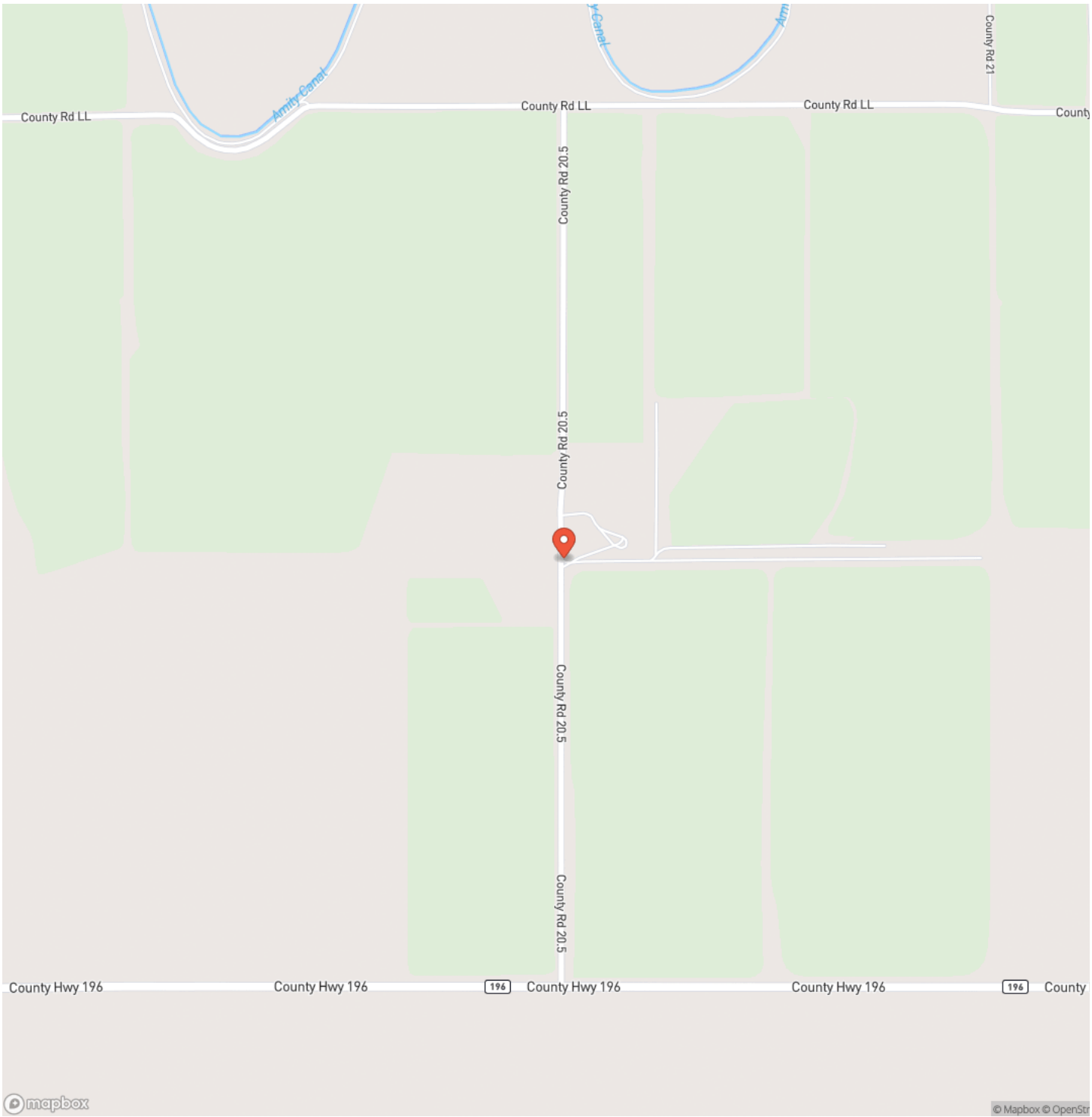
Annual Property Taxes \$6,920.28

Legal Description [44-20-20 \(477-479\)](#) N2 & SE4 & E2E2SW4 & E2W2E2SW4 EX 3.04AC (S'LY 50FT) AMITY

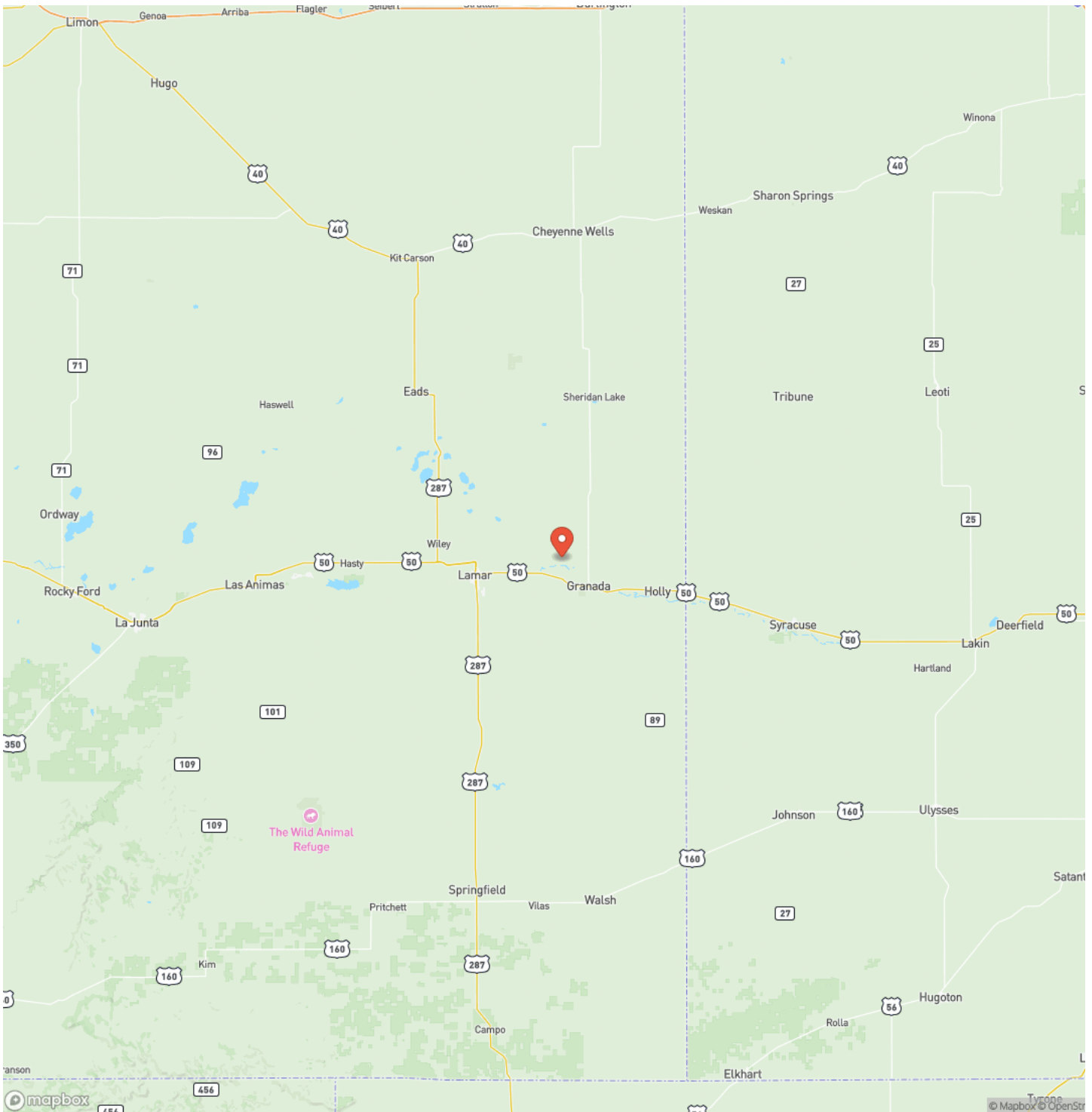




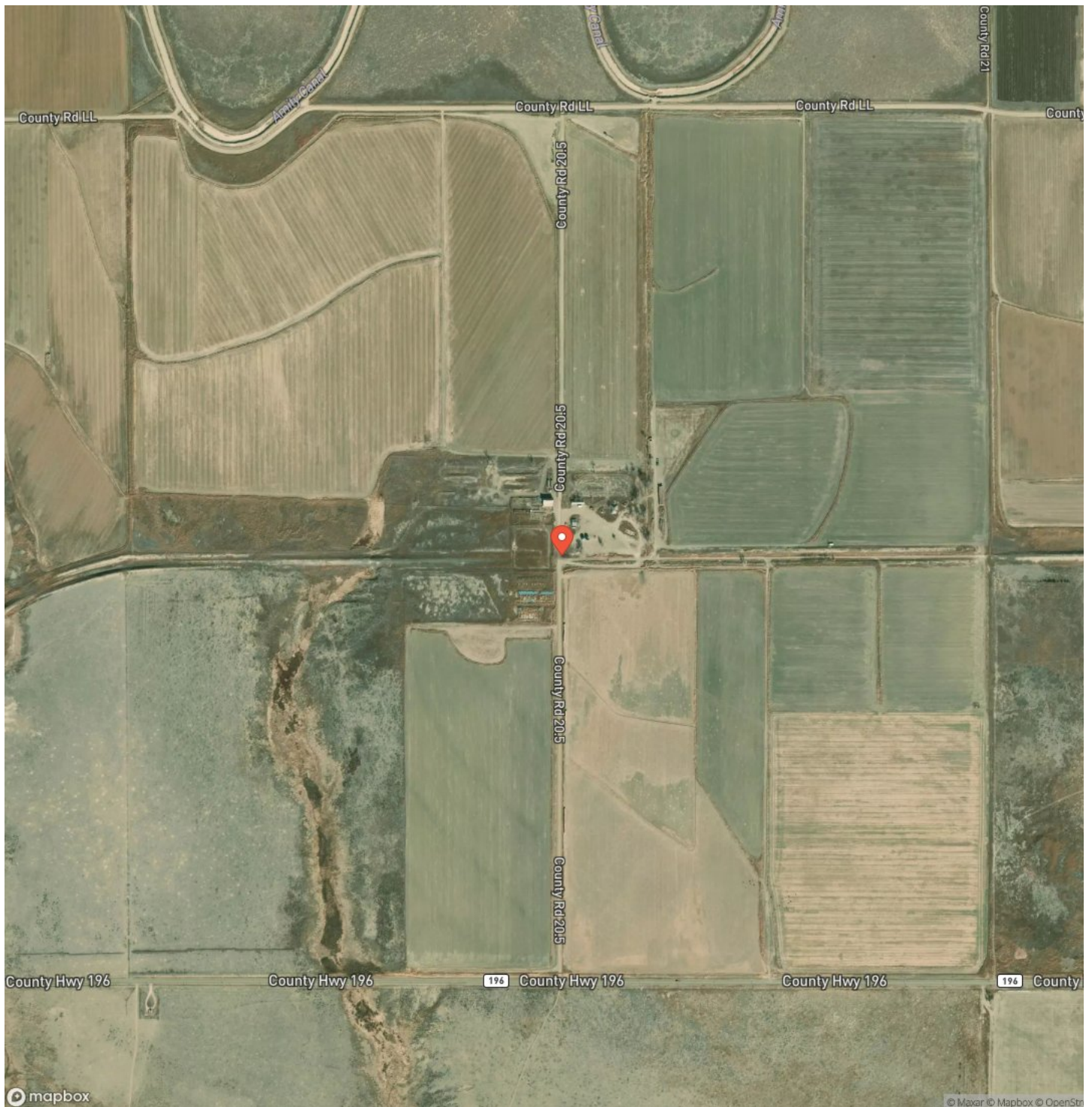
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Beth Howe

Mobile

(719) 469-3143

Email

beth@greatplains.land

Address

City / State / Zip

La Junta, CO 81050

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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