



Property Facts:

Legal Description: Lot B of Recorded Exemption No. RE-2623 being a part of
Part of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 24,
Township 5 North,
Range 65 West of the 6th P.M.

Total Acres: 76.32+/- as per Weld County Assessor Records

Water Rights: Two(2) shares Capital Stock in the Lower Latham Ditch Company
As evidenced by Certificate No. 1585
Two(2) shares Capital Stock in the Lower Latham Reservoir Company
As evidenced by Certificate No. 1014

Irrigation Well: Case No. W3835
Nichols Well#1-11845R
Adjudicated @1.95cfs

Improvements: One 18,000+/- bushel capacity grain bin.

Center Pivot Sprinkler & Appurtenances: Zimmatic center pivot & associated appurtenances installed on the property are owned by the tenant and will not be conveyed in the sale.

****See Item #8 in the Farm Lease Agreement****

Farm Lease: The subject property is being sold subject to a farm lease for the 2022 crop year with Buderus Farms.

Mineral Rights: All Mineral rights owned by Seller are included in the sale, believed to be one-half (50%) but not guaranteed.