

Bent & Prowers Counties, Colorado

Quality Irrigated & Organic Colorado Land Auction



- 2,852.2± Certified Organic Acres
- 3,646.5± Irrigated Acres
- 1,503.3± Acres of Pasture
- Extensive Irrigation Improvements
- Quality Tenant & Lease in Place

6,673± acres

Non-Contingent Offers on the Entire Property Due:

Mail Offers to 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 or Email Offers to Jess@SchraderAuction.com

Friday, September 6 - 5pm MST

If no offers are accepted, the portfolio will be offered at public auction in tracts on October 24th

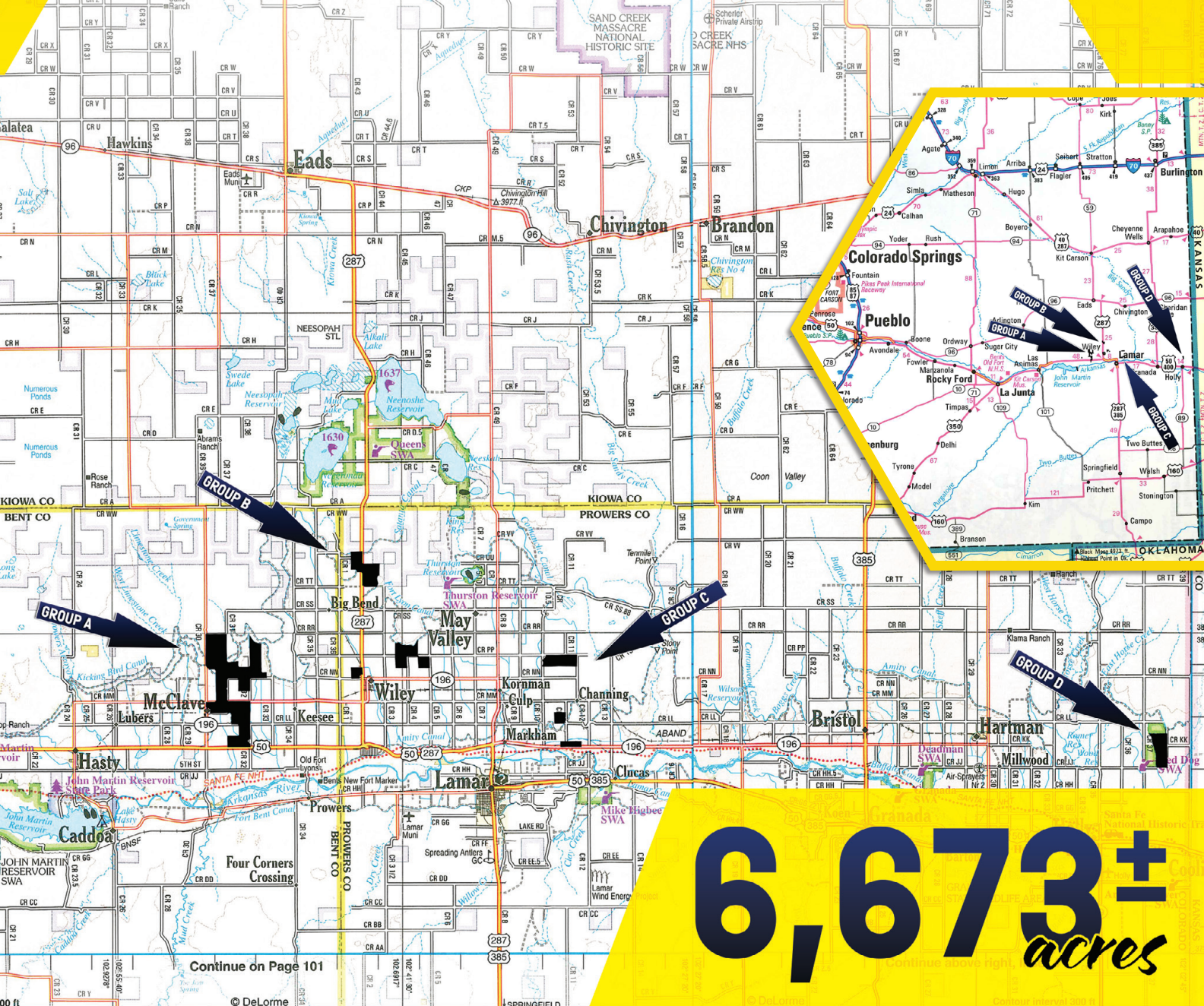


 **SCHRADER**
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

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Seller: VCRAF AGIS Bent 50 LLC
Auction Manager: Jess Staton Nighswonger • 303.362.3285

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Inspection Dates:
By Appointment
with Agent



Portfolio Summary

This Colorado Land portfolio is a unique and rare opportunity to acquire an expansive irrigated organic tillable farmland package. The portfolio gives a buyer the opportunity to acquire more than 6,600 acres in a single transaction. **If no offers are accepted by September 6th, the portfolio will be offered at public auction in tracts on October 24th via the M3 multi-tract method where buyers can bid on individual tracts, any combination of tracts, or the whole portfolio.** Contact Schrader today to receive more information and a due diligence packet on this exclusive land offering!

Organic Operation & Existing Lease

The owners and tenant have done an excellent job of creating quality returns on the property by taking advantage of soil and weather conditions through organic farming. The farm has been certified organic since 2020. The current lease on the cropland runs through 2025, giving the new owner immediate returns. A copy of the farm lease is available for review upon request from the Auction Company.

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acres

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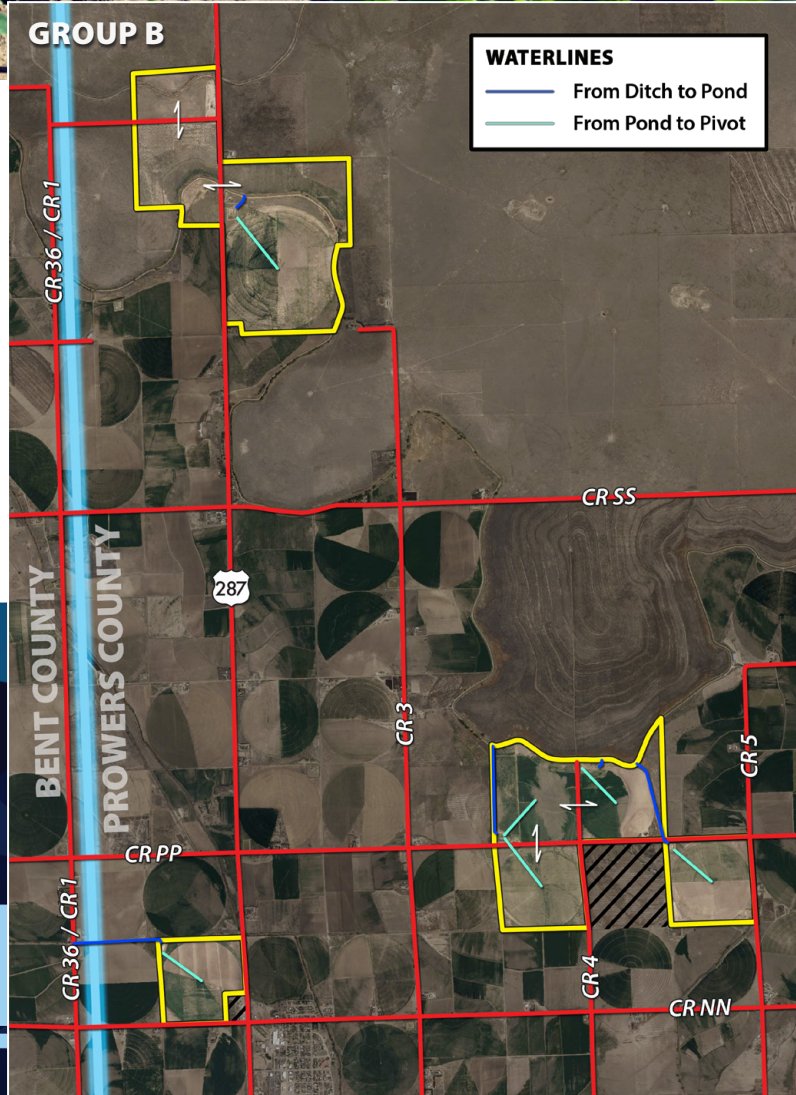
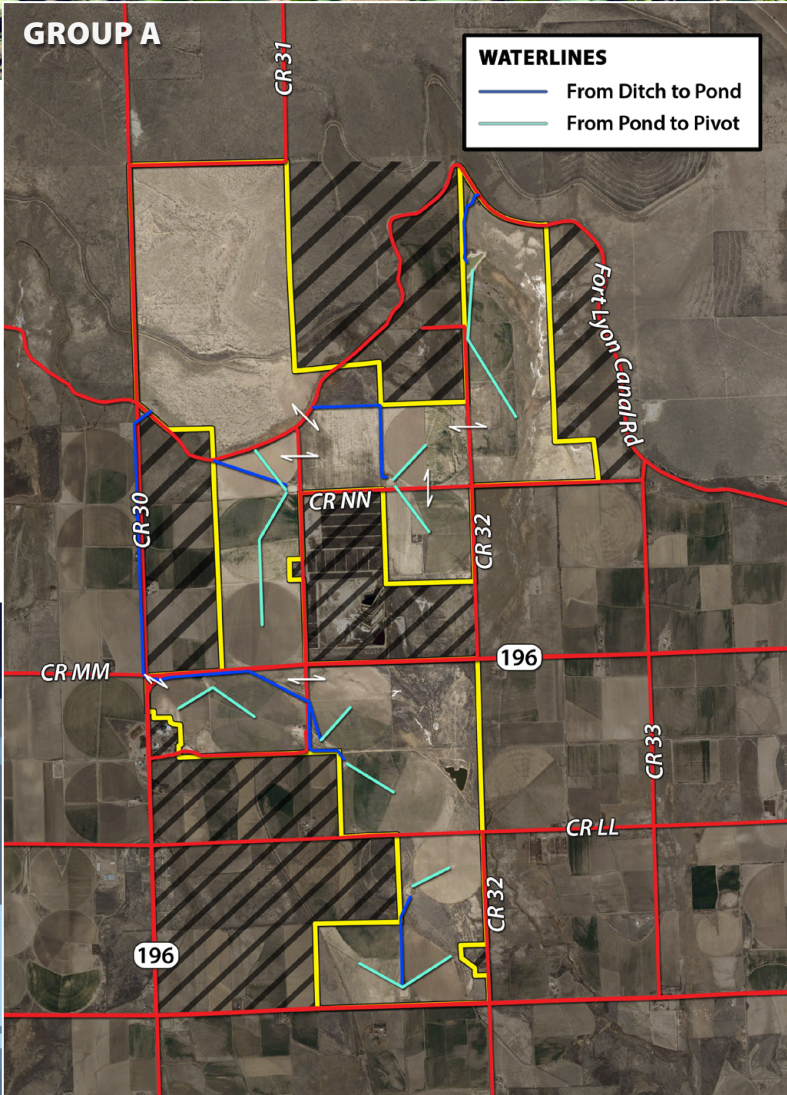
Water Shares	# of Shares
Fort Lyon Canal	2,694
Hyde Ditch	200
Amity Canal Co.	420
LAWMA Preferred	23
LAWMA Common	218
Wheatridge Lateral	251

Water

Improvements: Extensive improvements have been made to the irrigation systems since acquiring the portfolio. Making the change from flood to center pivot irrigation on nearly all of the farms, maximizing water consumptive use has been improved greatly. The owners have focused on preserving the most precious resource in Colorado, water.

Sources: The portfolio has been built around a secure water system involving shares from the Fort Lyon Canal Company (FLCC), Amity Mutual Irrigation Company (AMIC), Mutual Hyde Ditch Company (Hyde), Wheat Ridge Lateral Ditch Company (Wheat Ridge), and the Lower Arkansas Water Management Association (LAWMA). The number of shares with each water source can be seen in the chart to the left. A complete Water Engineer report can be viewed on the website or by contacting the Auction Company. Water Stock certificates are also available for review.

Contact the Auction Company
Regarding Acre Feet of Water &
Delivery Per Ditch Company

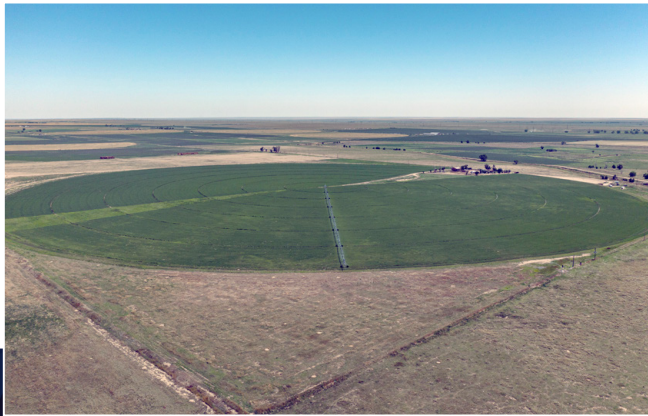
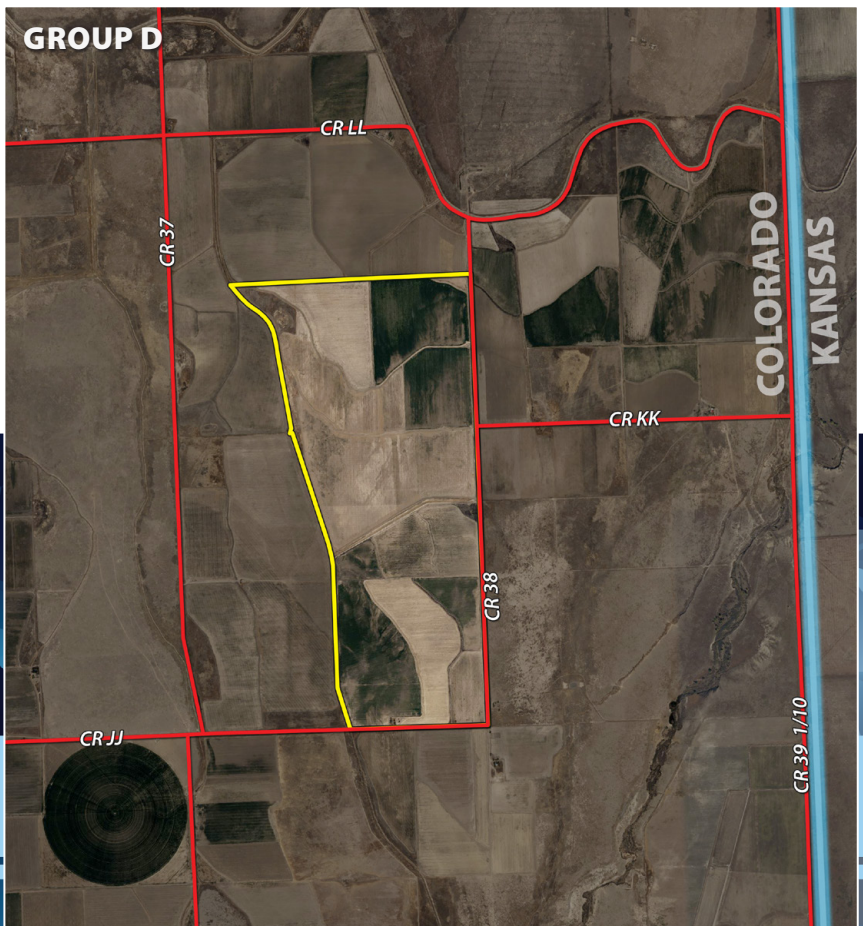
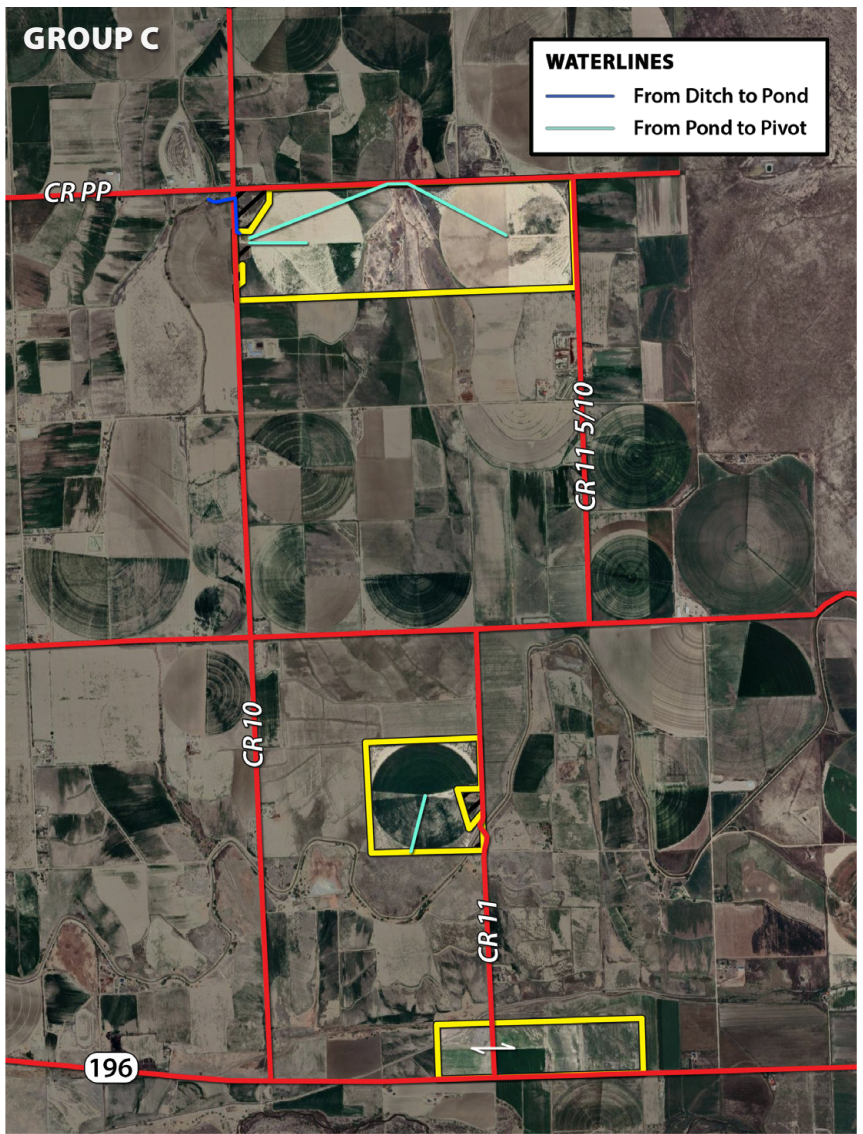


History

The portfolio's water sources trace back to the Arkansas River. The Arkansas River starts in the Rocky Mountains of Colorado and flows easterly towards Kansas. Water diverted from the western slopes and regulation of the Arkansas River provides supplemental irrigation water for 265,000 irrigatable acres in the Arkansas Valley. Because of this, the area has the ability to diversify the crops produced and meet peak irrigation demands.

A majority of the shares owned by the portfolio are specific to the Fort Lyon Canal. **The Fort Lyon Canal is one of the most senior water rights in the Arkansas River System with decree dates in 1884.** The Fort Lyon Canal is the largest and last river diversion before the John Martin Reservoir. By being positioned between the Pueblo Reservoir and the John Martin Reservoir, it is able to work cooperatively with six other major canal systems. By not requiring exchanges of water up the river, it is able to better maintain quality and quantity.

Pivots: All Valley Center Pivots have been installed between 2018 and 2021 and are in excellent condition. A table regarding the pivots location, towers, and power sources can be found in the Information Book.



Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

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SEPTEMBER	SU	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					

Auction Manager:

Jess Staton Nighswonger • 303.362.3285 #FA.100096271
Schrader Real Estate and Auction Company, Inc. #EC.100087699

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