

HATCH - MORTENSEN RANCH DEL NORTE, COLORADO



Elk Country Realty - South Fork, Colorado

Dusty Hicks, Owner/Broker - 719-580-0101 - dhicks@vanion.com

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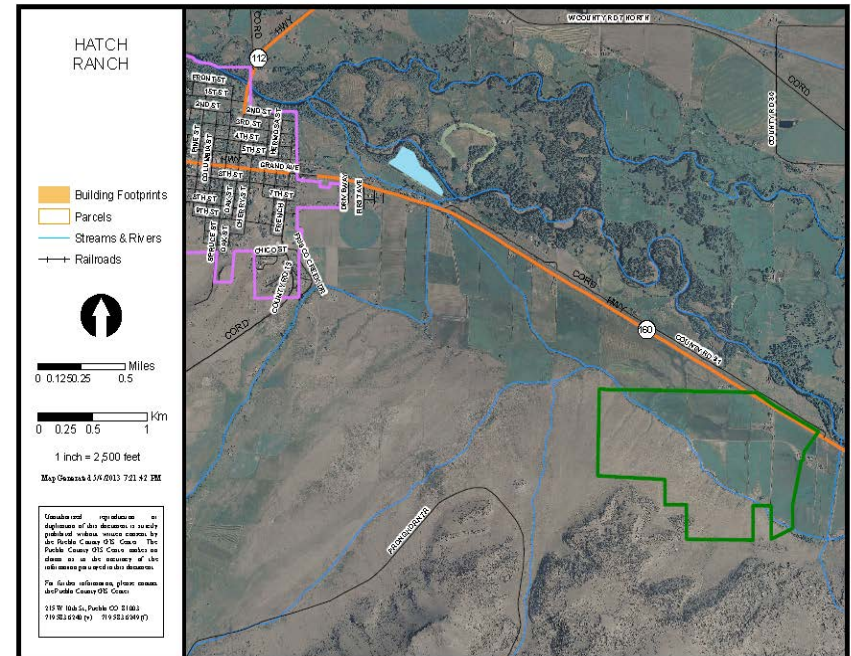
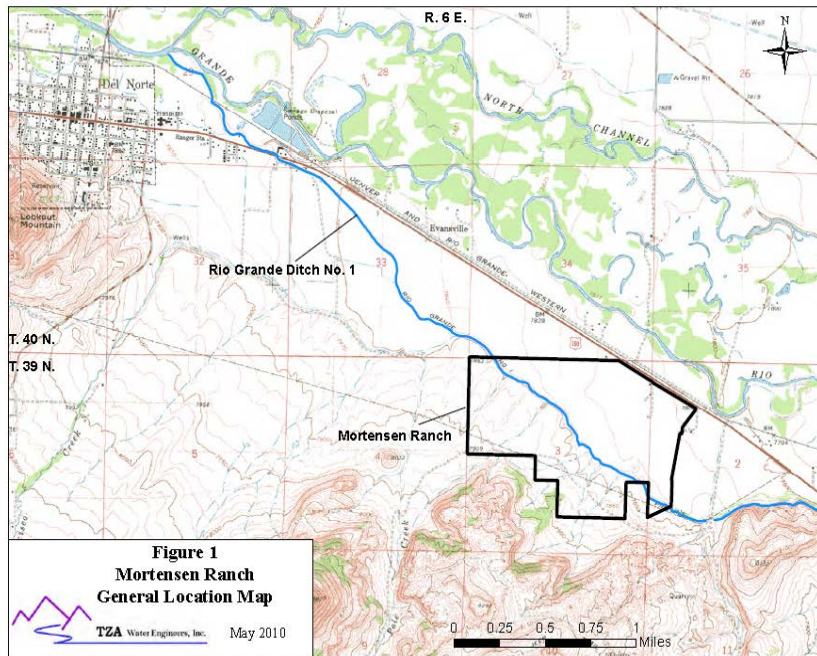
❧ COLORADO SENIOR WATER RIGHTS RANCH OFFERED AT \$1,500,000.00

- ❧ 463 Acres (m/l)
 - ❧ 1/2 Mile of US Highway 160 frontage
 - ❧ 3 Miles east of Del Norte, Colorado
 - ❧ Adjacent to Bureau of Land Management public lands along entire southern boundary
- ❧ Senior Surface Water Rights
 - ❧ 467 acre feet consumptive use (m/l) senior water rights
 - ❧ 216 irrigated acres / Flood irrigation / Historic crop use of alfalfa - grass pasture
 - ❧ 3.218 cfs / Rio Grande Ditch No. 1 / Priority No. 8 / 1.76 shares
- ❧ Cattle Grazing & Alfalfa-Grass Hay Production
 - ❧ Ranch can support 150 to 180 pairs cattle
 - ❧ 200-250 tons annual alfalfa-grass production
- ❧ Living Quarters - Calving Sheds - Corrals - Grain Bins - Irrigation Ditches

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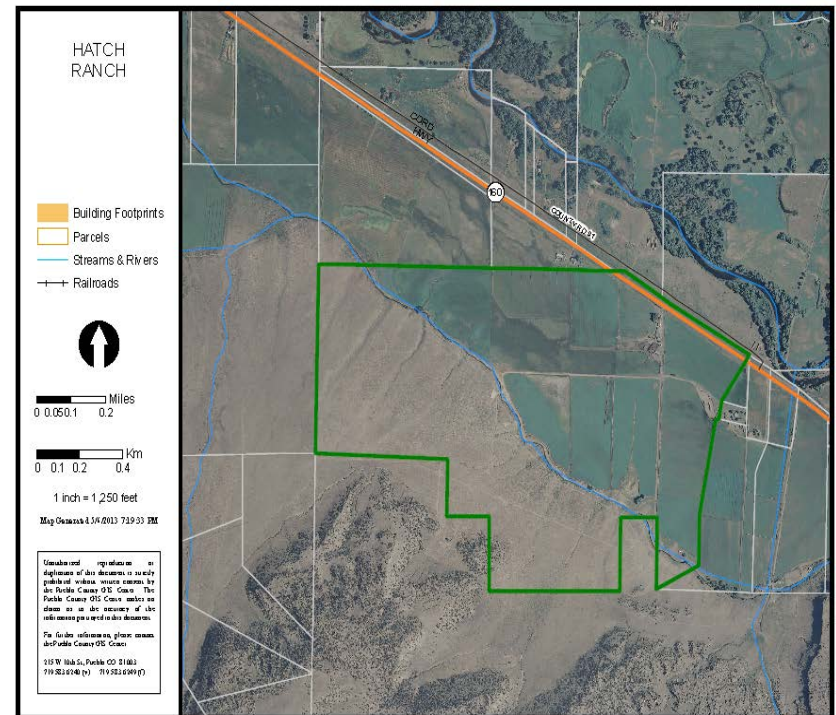
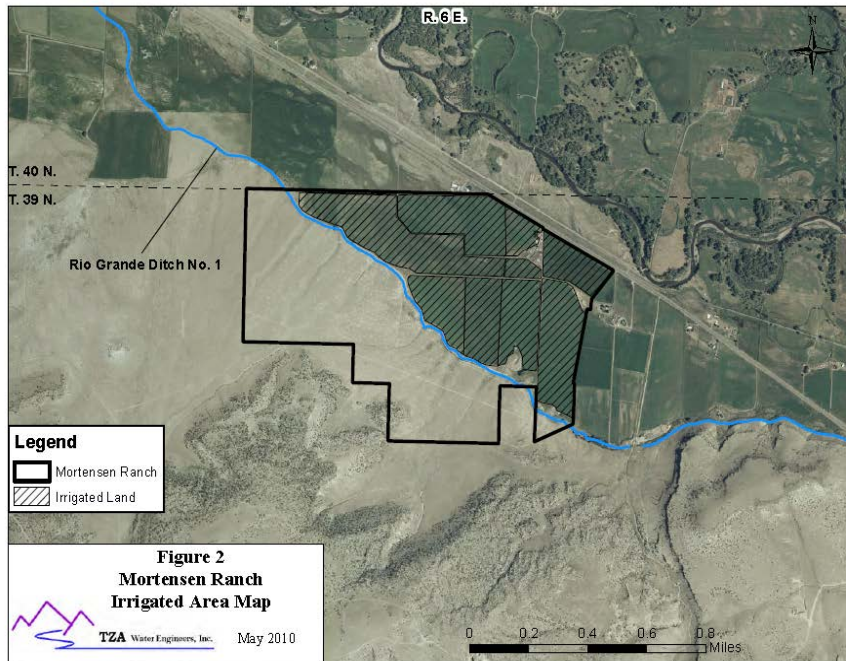
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SENIOR WATER RIGHTS



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❧ FARM AND RANCH
❧



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