

8,500+ ACRES IRRIGATED, DRYLAND, CRP & GRASS
PLUS SEVERED MINERAL RIGHTS & LIVESTOCK BRANDS

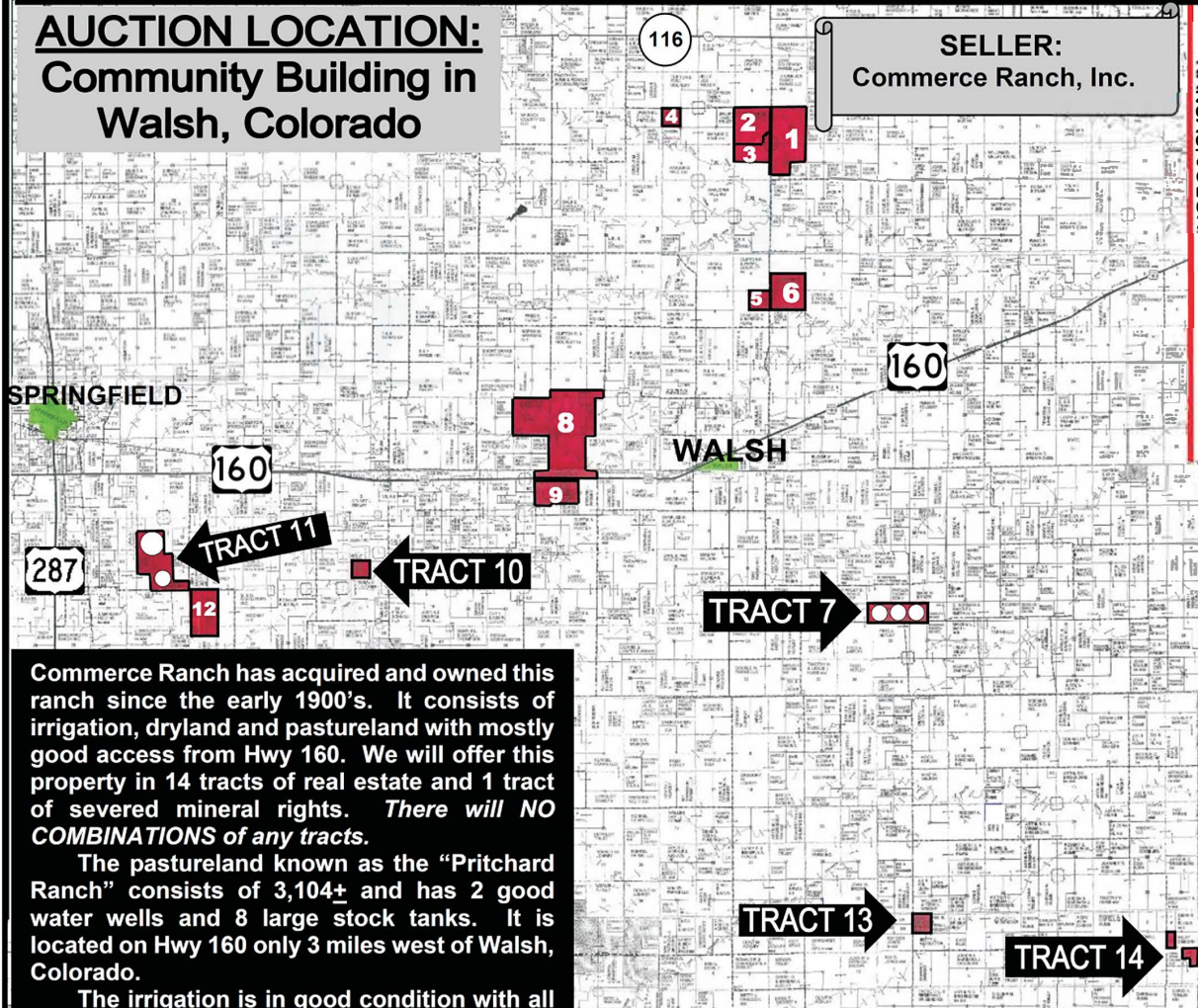
**BACA CO,
COLORADO**

ABSOLUTE LAND AUCTION

TUES, FEBRUARY 15, 2022 @ 10:30 AM, MST

AUCTION LOCATION:
Community Building in
Walsh, Colorado

SELLER:
Commerce Ranch, Inc.



Commerce Ranch has acquired and owned this ranch since the early 1900's. It consists of irrigation, dryland and pastureland with mostly good access from Hwy 160. We will offer this property in 14 tracts of real estate and 1 tract of severed mineral rights. *There will NO COMBINATIONS of any tracts.*

The pastureland known as the "Pritchard Ranch" consists of 3,104+ and has 2 good water wells and 8 large stock tanks. It is located on Hwy 160 only 3 miles west of Walsh, Colorado.

The irrigation is in good condition with all sprinklers and motors included in the sale.

668 acres of severed minerals consisting of full and partial interests will be sold in their entirety as Tract 15. There is no existing production on these parcels of mineral rights.

4 Colorado registered Livestock Brands will sell after the land and mineral rights.

VISIT www.farmandranchrealty.com
FOR A COMPLETE SALE BILL

BIDDING ALSO AVAILABLE ON-LINE & BY PHONE

FARM & RANCH REALTY, INC.

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Donald L. Hazlett, Broker/Auctioneer



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