









FOR SALE

GUNBARREL FARMS

Saguache County, CO

6,189 +/- Acres

OFFERED AT: \$38,500,000

ABOUT THIS PROPERTY:

Gunbarrel, one of the largest contiguous organic farms in Colorado is now being offered for sale in the San Luis Valley. Gunbarrel Farm encompasses 6,189 +/- acres of agricultural land, with 4,680 net acres being irrigated by newer Valley Center Pivots and electric wells located in the heart of Saguache County.

This Organic Farm is comprised of thirty nine virtually full quarter sections of center pivot irrigated farmland along with significant improvements used for processing and storage of potatoes and produce all located toward the southern edge of Saguache County in the San Luis Valley of south central Colorado.



www.AmericanLegacyLandCo.com



More About this Property:

This organic farm has been used predominantly for the production of potatoes, small grains, alfalfa, as well as other locally grown crops such as produce. All crops have been organic for several years. The state of the art improvements have been used for potato and produce storage, packing, and processing. These improvements include a large, recently updated potato packing facility, a large seed potato processing and storage facility, some additional seed and bulk potato storage, a large shop, and a couple of houses. The irrigation equipment consists of 40 newer Valley center pivots with digital lcon Pivot panels and over 80 electric wells to supply ample water for irrigation and all the processing needs for a large commercial operation. There are also five of the quarters, surface water rights from the San Luis Valley Irrigation District (aka the Farmer's Union Canal) included.

This is your chance to buy an organic farm in one of the most sought after agricultural valleys in Colorado. 6,189 +/- acres of contiguous organic farm land oftentimes only comes available once in a generation. This is your chance to expand or develop an operation of your own for growing organic potatoes, small grains, alfalfa, or even produce to feed the world. Gunbarrel Farms has it all to completely serve the needs of any operator or investor.

FEATURES:

- 6,189 +/- contiguous acres
- 4,680 organic irrigated acres
- Offered as one unit or subdivided with sellers approval
- 40 Valley 8000 Series pivots with electric wells
- Potatoes, alfalfa. small grains, and produce
- Potato processing and packaging facility





Legal Description:

Parcel #485929400088 SE1/4 29-41-9, Parcel #485713100166 TR 2 OF THE MYERS DIVISION OF THE E1/2 13-41-8 CONT. 13 .81 ACRES,

Parcel #485713300151 SW1/4 13-41-8, Parcel #485713200142 NW1/4 13-41-8,

Parcel #485918299002 A TRACT OF LAND LOCATED WITHIN THE E1/2NE1/4NE1/4 8-41-9

CONTAINING 13.095 ACRES, Parcel #485904400008

ALL SEC. 4-41-9 ALL SEC. 9-41-9, Parcel #485724100144 NE1/4 24-41-8,

Parcel #485931100059 NE1/4 31-41-9 NW1/4 32-41-9, Parcel #485932100089 NE1/4 32-41-9, Parcel #485921300181 SW1/4 21-41-9 LESS A PARCEL OF LAND CONTAINING 5.382 ACRES, Parcel #485918100185 NE1/4 18-41-9, S1/2 18-41-9, Parcel #485908400011 SE1/4 8-41-9, Parcel #485905100159 ALL SEC 5-41-9 NE1/4 6-41-9 NW1/4 6-41-9 LESS A TRACT OF LAND CONTAINING 8.24 ACRES REC# 344061 S1/2 6-41-9 LESS A TRACT OF LAND CONTAINING 3.67 ACRES REC# 329123, Parcel #485713100165 E1/2 13-41-8 LESS A TRACT OF LAND CONT. 7.344 ACRES B394 P461 ALSO LESS A TRACT OF LAND CONT. 4.02 ACRES B483 P572 ALSO LESS A TRACT OF LAND CONT. 13.81 ACRES, Parcel #485719299009 A TRACT OF LAND WITHIN THE NE1/4 13-41-8 CONT. 4.02 ACRES, Parcel #485724200200 NW1/4 24-41-8 LESS 5.535 ACRES REC# 369797 ALSO LESS R.O.W., Parcel #485918200184 NW1/4 18-41-9 LESS A TRACT OF LAND CONTAINING 10.064 ACRES,

Parcel #485918299001 A TRACT OF LAND LOCATED IN THE NW1/4 18-41-9 CONTAINING 10.064 ACRES REC# 366603 (A/K/A TRACT 1 SAM INVESTMENTS INC. DIVISION OF LAND NO.1), Parcel #485935399016 A TRACT OF LAND LOCATED IN THE S1/2 6-41-9 CONTAINING 3 .67 ACRES REC# 327325 A/K/A WAREHOUSE TRACT (2), Parcel #485712100030 E1/2 12-41-8, Parcel #485921400107 SE1/4 21-41-9, Parcel #485907400201 SE1/4 7-41-9 SW1/4 8-41-9 N1/2 8-41-9 LESS 3.137 ACRES, LESS 6.201 ACRES, LESS 1.863 ACRES REC# 384434, ALSO LESS 13.095 ACRES REC# 366602 (SMR)

Taxes: \$123,244.00

Income Potential: The income on this farm has been conservatively proven at \$1,800,000.00 per year in the form of leases.

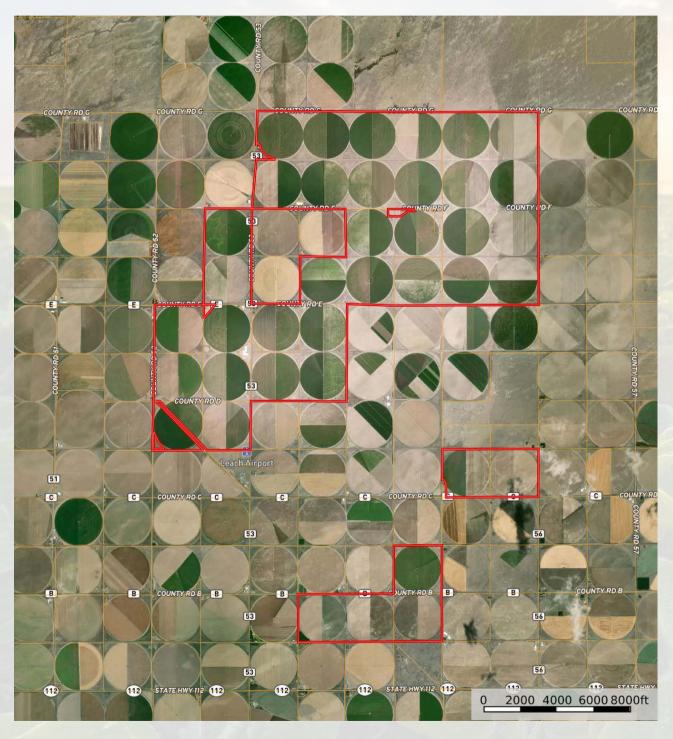
Directions: From Center, Colorado go three and a half miles east on State Highway 112 to County Road 53 turn north and go another three and a half miles. The headquarters and main packaging and processing facility will be on the west side of County Road 53.







Aerial Map

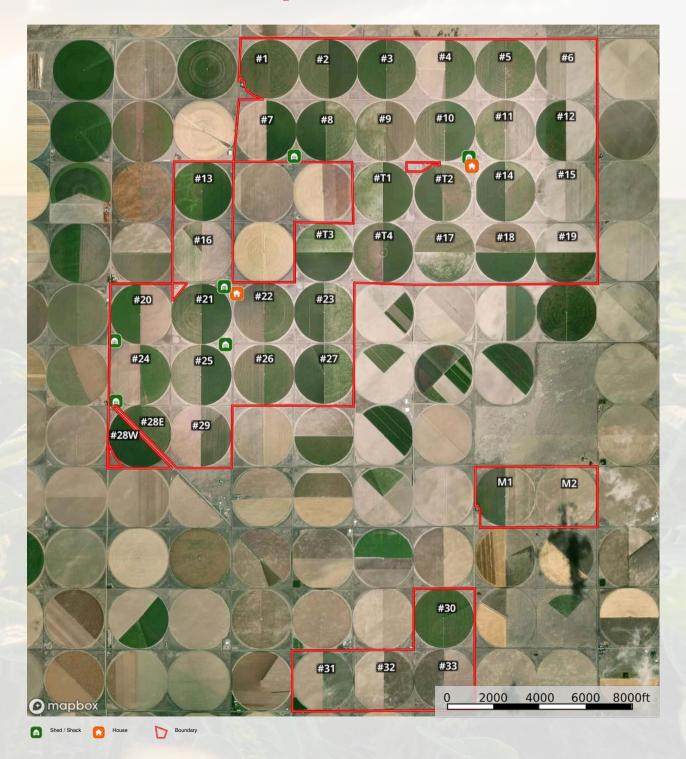








Aerial Map with Field Names









Soil Map







· LAND SALES

- PROPERTY DEVELOPMENT



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAF
63	San Luis sandy loam, 0 to 1 percent slopes	2384. 17	38.53	0	6	6w
41	Kerber loamy sand	1778. 94	28.75	0	3	7s
64	San Luis sandy loam, drained	622.2	10.05	0	4	7s
50	Mosca loamy sand, 0 to 3 percent slopes	527.1 4	8.52	0	3	7s
30	Gunbarrel loamy sand, 0 to 1 percent slopes	457.0	7.38	0	5	7v
36	Hooper clay loam, 0 to 1 percent slopes	216.4 9	3.5	0	4	7s
42	Laney loam, 0 to 3 percent slopes	66.47	1.07	0	4	75
31	Gunbarrel loamy sand, saline	55.21	0.89	0	4	75
4	Arena loam	27.42	0.44	0	4	75
5	Biedell clay loam	23.41	0.38	0	1	7s
35	Hooper loamy sand, 0 to 1 percent slopes	18.65	0.3	0	4	7s
45	McGinty sandy loam, 0 to 3 percent slopes	6.23	0.1	0	7	70
82	Water	4.95	0.08	0		- 3
TOTALS		6188. 28(*)	100%	-	4.46	6.6

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



| All Polygons 6188.28 ac



COMMITTED • DETERMINED TRUSTED

















































































































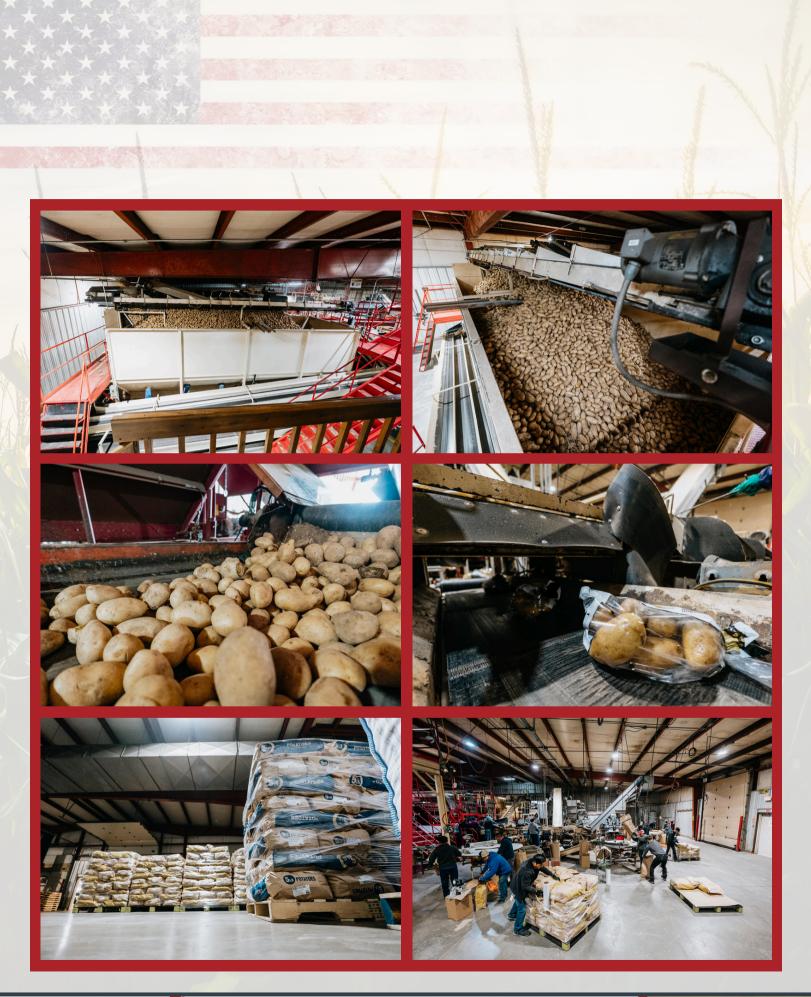






































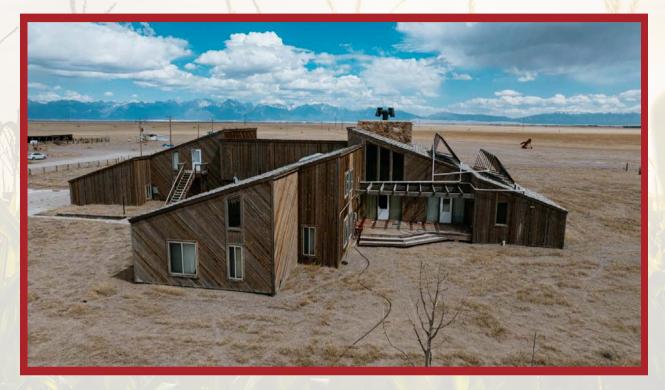




















About the Agent:

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate