

1. How many years has the quarter been planted in Alfalfa? Does this have to be rotated to a different crop for a few years before it can be replanted in alfalfa? Or can you just replant?

About ten years for this stand. There was some replanting on the east side. We normally Spray to kill the Alfalfa in the fall and then work the ground some. We prep in the spring and plant the new alfalfa around mid April to mid May. It depends on weather and water.

2. What was your yield in 2022? What about 2021? You said you usually get two cuttings, is that correct?

For 2022, 3 tons per acre. 2021 was 3 and a half tons per acre. "We almost always take a 3rd unless supper dry year or are forced to cut late. Sometimes we can water for the second if 1st is cut early which helps." In 2023 the owners did not do a 3rd cutting as they do most years. They leased it out for cattle grazing so there was additional energy going to the roots of the plants. They usually take three cuttings with three tons to the acre. One section needs to be replanted.

3. Do you have any soil reports you can share with us?

No soil reports. Monte Vista COOP can test the soil if you like.

4. How do you move water to your crop currently? I know there's a sprinkler, but do you have a pump for the water rights out of the ditch? Or are you irrigating? If you do have a pump, is it included and what is the age?

The water was coming from a pit turbine from another farm that is no longer available a pipeline from the drain could be installed to the pivot, Commonwealth can be taken from the Carmel drain. We are not currently irrigating the property. There is no pump. That said, there is a culvert that goes under the road and is perfect as a damming point to run a pipe line and down the fence a bit is power to the sprinkler that can be used for a pump at that point.

5. We often see houses on the 5-acre corners of a quarter. Are there any restrictions on this land that you know of that would keep a person from putting one house on each quarter? These would, of course, require an in-house use well.

There are no restrictions that we are aware of and the surrounding homes are all on 40 acre plots or larger.

6. Are there any utilities on the property other than electricity to the stock wells? Are there working pumps in the stock wells? Do you have any utility bills for the pumps at all or have you not used them recently?

The only power is currently going to the center pivot. This could also be used for a pump. There is not a well to the sprinkler. You can put a pit turbine in the Carmel Drain and put a pipeline to the sprinkler. There is not a pit turbine included with the sale. You can put a check at the road and back up the water in the drain for the pump. Some years the drain does not dry up at all.

7. What is your allotted usage from the Carmel Drain?

The drain is based on a 1 eleventh share of the drain. the Bagwells have a priority until July 11th. That said you are able to use the drain for commonwealth when irrigation season is on and there are years when the priority is taken off or never put on. The stockwells are currently buried and piped to the drain as they were unnecessary to the operation. They are listed in the subdistrict as inactive and can be revived. No pumps.

8. What grade of alfalfa is the land producing?

This farm consistently produces high protein "Dairy Grade" alfalfa hay. More information on grades of hay can be found here. <https://www.hayusa.net/factsabouthay.html>

9. I see well permits associated with this property. Do you have information on these?

There are three stock wells on the property if you'd like to lease it for grazing - or run cattle yourself. These links will take you to the Colorado Division of Water Resources for more information.

Stock Well [54598](#)

Stock Well [54599](#)

Stock Well [54600](#)

10. What additional information do you have on the Carmel Drain?

The Carmel Drain usually runs from June - August. Once the Empire Canal starts, the drain starts. It's essentially equal to another full share of ditch water, it just comes out of the drain, not the Commonwealth ditch. You can put a pit turbine in the Carmel Drain and put a pipeline to the sprinkler. There is not a pit turbine included with the sale. You can put a check at the road and back up the water in the drain for the pump. Some years the drain does not dry up at all.

11. What additional information do you have on the Commonwealth Ditch?

The property is being sold with two shares of Commonwealth water. The Commonwealth ditch runs from the beginning of April to the 1st or second week in July - or longer - if there is good snow in the mountains. Each share gets 12 hours on when they are "in time." You can find more information on "first in time, first in right" in this link here: <https://watercolorado.com/fa>

12. What pesticides and/or fertilizers have been used on the property in the last five years?

No pesticides or fertilizers have been used in the last five years.