

OFFERED BY:

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CRUIKSHANK

REALTY

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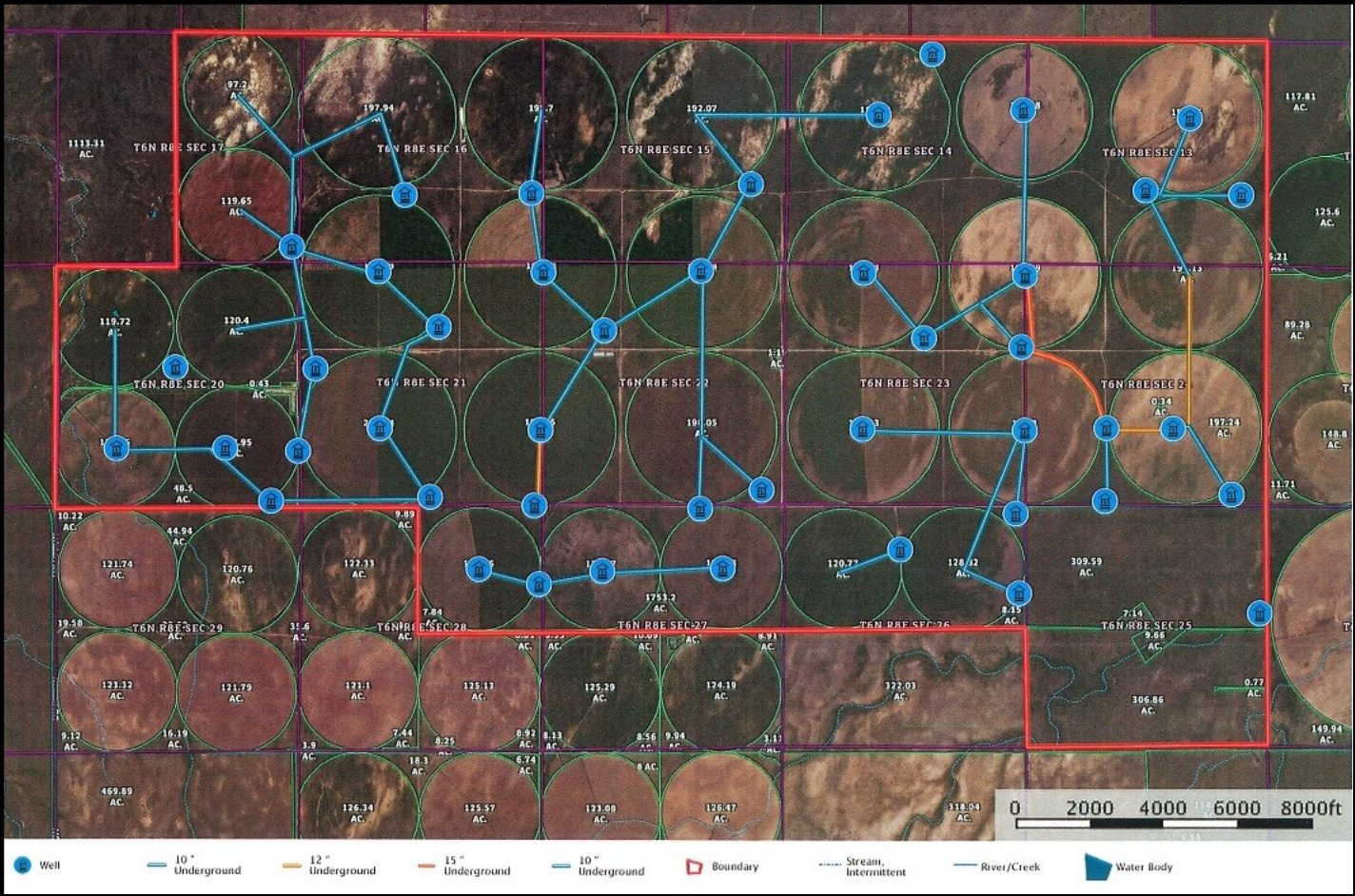
Licensed in Colorado, Kansas, Oklahoma & New Mexico

TAXES: \$7,688.00

PRICE: \$13,000,000



STERRETT FARMS



Bill E. Newman Real Estate LLC and Cruikshank Realty, Inc. are excited to be marketing the Sterrett Irrigated Farm. This farm, if not, is one of the largest contiguous irrigated farms in the Oklahoma Panhandle. The Sterrett Farm offers a Buyer the opportunity to own a masterfully planned income crop producing operation with the potential of hunting as a secondary income. With all its allocated water, productive sandy soils, location and accessibility it offers a multitude of investment opportunities. The only major improvements on the property are those associated with production, irrigation wells, sprinklers, water pipeline, gas pipeline, and electrical wiring. The only house is adequate for an onsite manager. The possibility of diversifying into a livestock operation whether it be cattle feed yard, dairy, year around grazing or establishing a organic operation are wide open. This level to gently rolling farm with its sandy soils, ability to produce 14,000 GPM (10,900 ac ft/year), and an almost ideal growing climate with its location makes this farm a prime income property.

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



IRRIGATION SYSTEM:

Pipeline

Water 10" - 17.5 Miles
12" - 4,810 Feet
15" - 3,963 Feet

Gas 2" - 13 Mile
3" - 10,727 Feet
4" - 8,592 Feet

Sprinkler 12 Zimmatics - 1990's
11 Zimmatics - 2000-2006
4 Valley - 2007-2008

2 Circles don't have sprinklers

In addition to the irrigation there are several smaller domestic/livestock wells drilled through out the farm.



LEGAL: All of sections 13, 14, 15, 16, 20, 21, 22, 23, 24, & 25

East ½ of 17

North ½ of 26

Township 6 North Range 8 East



IRRIGATION MOTOR MODEL SIZES:

Most irrigation pump engines are Chevrolet 350 or 454 cu. In.

Fuel: Natural gas

There is a new 4" poly gas supply line from West Texas

Sprinkler motor power is from converters on a single-phase power line

WATER: Total wells 45, of which 33 wells are currently being used

The average GPM production is between 400 - 500 GPM but ranges from 100 GPM to 1,000 GPM

CROP: The current crop management plan is alfalfa production. Currently there is approximately 2,600 acres planted to alfalfa. All other crops such as corn and milo can be produced if wanted



LOCATION: 11½ miles North of Keyes, OK via paved road. The North property line is the OK, CO state boundary. Other towns: Elkhart, KS - 15 mi, Liberal, KS - 30 minutes, Garden City, KS - 2 Hrs., Amarillo, TX - 2 Hrs.

CLIMATE: Weather charts show that Keyes, OK receives approximately 19" of rainfall per year with over half of that falling in May thru August. Snowfall average of approximately 31" during a 7 month period. The average high temperature ranges from April thru September is from 72° in April to a high of 94° in July the lower range us from 39° in April to 64° in July.

The average number of days below 0° is 4 and cold spells are short lived. There will be a few days of temperatures over 100°, but like the cold days they are short lived with low humidity. The average growing is 180 days.