

FOR SALE

HILL IRRIGATED FARM AND RANCH

LOCATION: 4 miles northwest of Guymon, Oklahoma on south side of Highway 3. Access is from Highway 3 and County Road R.

DESCRIPTION: 1,076 Acres (+ -) Irrigated crop land and pasture.

IMPROVEMENTS: Structural improvements include a 4,000 SF Quonset barn with dirt floor, 4,000 SF horse barn with 10 open horse stalls and enclosed breeding room, a 2,400 SF steel frame shop on concrete foundation, a 3,200 SF horse shed and a 4,032 SF cattle shed. Irrigation improvements include six Zimmatic center pivot systems being supplied irrigation water by five natural gas - powered turbine pump irrigation wells producing a reported total of 6,100 GPM. The irrigated circles all have 5 wire permanent fence and livestock water for pasturing the circles. **Possible Owner Financing**

TAXES: \$1,566.00 - 2016

PRICE: ~~\$3,766,000.00~~ SURFACE ONLY NO MINERALS

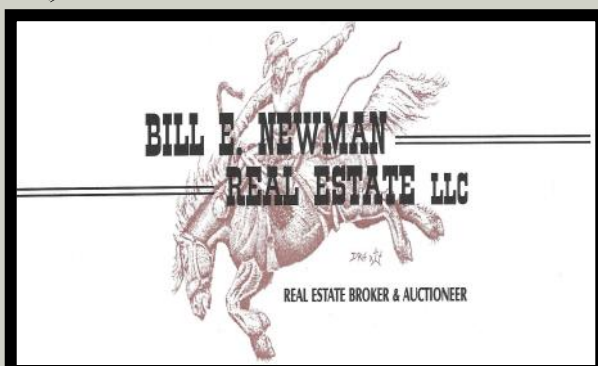
PRICE REDUCTION: \$3,000,000.00



Pivot Systems:	Pivot #	Acres	Model	Year Installed	Nozzle Rate GPM
	1	125	Zimmatic	2000	1000
	2	60	Zimmatic	2000	700
	3	105	Zimmatic	2004	800
	4	140	Zimmatic	2004	1100
	5	70	Zimmatic	2004	800
	6	80	Zimmatic	2011	800
Irrigation Wells:	Well #	GPM Output	Depth		
(8 pumps)	1	1800	300'		
	2	500-600	300'		
	3	1000-2000	310'		
	4	500	325'		
	5	1200	300'		

The six center pivot systems contain a total nozzle rate of 5,200 GPM. The 5,200 GPM servicing 580 irrigated acres equates to a total production of approximately 8.97 GPM per wet acre.

PRESENTED BY:



AND



