



PUBLISHED RESERVE: \$795,000

LAST ASKING: First Time Offered

SIZE: 149± Acres

ELEVATION: 700 Feet

ZONING: EFU -- Exclusive Farm Use

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 149± acre pivot irrigated cropland is located at Lexington-Echo Highway and Snow Road. The center pivot has water from two drilled wells located on land owned by Seller and not part of auction, which provide an estimated 700 gallons per minute. The equipment is Valley 9 Tower Center Pivot that has been well-maintained by the Seller. The Water Right Certificate is #51826. Please see Supplemental Information Package for detail.

Soil in the center pivot land consists of Sagehill and Burke silt loams. 11± acres in the northwest corner are not part of the fee ownership.

The land has been used for alfalfa. There are five grain bins that each total 14,800± square feet in the southeast section along Snow Road, with two small livestock feed lots in the northeast and southeast sections.

LOCATION: Map #3N29C0000, Tax Lots 1000, 1300

SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 10, 2020

