



K&M Cattle Ranch

Property Improvement Value

Asking Price	\$ 3,337,000
Less Property Improvement Value (see detail below)	-838,485
Less potential value of the Turn-key operation	-?
Land Price	\$2,498,515

Taking into account the improvement value subtracted from Total Asking Price of \$3,337,000, it would make the land asking price approximately **\$6,277.68 per acre – and even much less when taken into consideration the added value of the turn-key cow-calf business operation that comes ready for immediate work from day one! A great overall acquisition Value!**

Improvement Detail:

• Main Ranch House	\$ 255,000
• Two Wells @ \$20K each	\$ 40,000
• Water System for Cattle	\$ 10,000
Morton Building Shed (60' x 120') & (18' x 24' Office)	\$ 200,000
Machine Shed (30' x 50')	\$ 50,000
Hay Barn (64' x 72')	\$ 45,000
(Includes Squeeze Chute & Working Pen Panels & Gates)	
Pipe Panels – Continuous – 2,345ft	\$ 15,243
(\$130 per 20ft section)	
H- Brace Posts	\$ 3,150
(14 Posts @ \$225 each)	
Miscellaneous Panel Sections – various mix & match sizes	\$ 5,850
(39 Panels @ \$150 each)	
Free Standing Panels (24'L x 6'H)	\$ 21,600
(54 Panels @ \$400 each)	
Free Standing Panels - with Gates (24'L x 6'H)	\$ 16,000
(20 Panels @ \$800 each)	
Alleyway Panels	\$ 1,500
• 3 ton Feed Bin	\$ 2,000
• 10 ton Feed Bin	\$ 5,000
• Feed Line Pipe Fencing	\$ 7,000
• 18 Feed-line Troughs @ \$250 each	\$ 4,500
• Miscellaneous Concrete Feed Bunks (35 @ \$250 each)	\$ 8,750
• 70 x 70 Transition Pen w/ 6 Gates	\$ 18,000
• Five Strand Barbed Wire Fence	
o Main Ranch (23,710ft estimated @ \$2.95ft)	\$ 69,945
o Hay Ranch (20,321ft estimated @ \$2.95ft)	\$ 59,947
Estimated Property Improvement Value*	\$ 838,485

*Values are estimates only derived from various sources and are not the result of any official appraisals. Buyer should be responsible for confirming the improvement detail and actual values.