

# Doug Wildin & Associates

## Ranch Brokers



John C. Wildin  
Associate Broker

[jwildin@sbcglobal.net](mailto:jwildin@sbcglobal.net)  
[www.wildinranchbrokers.com](http://www.wildinranchbrokers.com)

1 North Main, Suite 517 Hutchinson, KS 67501  
(620) 662-0411 Fax: (620) 662-2521

### **R & R CATTLE COMPANY** **Reno County, Kansas**

**LOCATION:** 25 miles northeast of Pratt; 1½ miles north of Langdon on blacktop road.

**ACRES:** 1,240± total acres, of which 1,023± acres are pivot irrigated.

**IMPROVEMENTS:** nice 2-bedroom home; 60 X 120 machine shed; 50,000 bu. steel grain storage with dryer floor, hot-spot detector & 10 hp. fan.

**ANNUAL PRECIPITATION:** 26" (average).

**GROWING SEASON:** 184 days (average).

**PRIMARY SOILS:** Tivoli Sandy Loam.

**TOPOGRAPHY:** this land lays level to slightly rolling.

**TAXES:** \$12,025.64 (2007)

**2007 CORN YIELDS:** owner reported up to 200 bushels per acre.

**WELL LOG INDICATIONS:** static water levels average 24 feet; total depth of wells average around 84 feet; saturated thickness averages 60 feet of water bearing sand and gravel.

**IRRIGATION PUMP POWER SUPPLY:** John Deere diesel engines.

**SPRINKLER NOZZLE RATINGS:** between 750 & 800 g.p.m.

### IRRIGATION EQUIPMENT:

CIRCLE #	SPRINKLER MODEL*	IRRIGATED ACRES**	ACRE FEET**	INCHES PER ACRE**	CURRENT USAGE (2008)
1	2006 T&L	132	204	18.54	triticale
2	2006 T&L	132	148	13.69***	soybeans
3	1994 T&L	66	98	18.09	New Zealand forage oats
4	2006 T&L	100	146	17.52	triticale
5	2006 T&L	132	197	17.9	soybeans
6	1994 T&L	132	195	17.72	soybeans
7	2006 T&L	132	200	18.18	triticale
8	1995 ZIMMATIC	48	72	17.9	New Zealand forage oats
9	1999 T&L	132	195	17.72	triticale

\* estimated

\*\* approximately

\*\*\*subject to appeal process

**PRICE:** \$2,150 per acre

### Broker's Comments

This outstanding irrigation operation is second to none. A large feed yard is located just five miles away that is an excellent source of fertilizer. The land lays very good with few mud holes. It has been farmed for over 30 years and will the humus build up, the soil is very productive. With the generous rainfall and a sandy loam soil, the recharge in this area is very good. There are a number of shelter belts on the property that provide excellent winter protection for livestock grazing.

---

**All information furnished herein for sale is from sources deemed reliable but no guarantee is made or responsibility assumed as to its accuracy or completeness and you are advised to make your own analysis and verification of any acreages, locations, property boundaries, storage or performance capacities, property conditions, or any other issues as they apply to the property for sale. All prices quoted herein are subject to changes either up or down by the respective sellers. Boundaries depicted on any maps are estimated, not confirmed, and are for demonstrative purposes only. This property is subject to withdrawal from sale without notice.**