

Doug Wildin & Associates

Ranch Brokers



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OKLAHOMA RANCH

- Location:** Northwest of Rosston in Harper and Beaver Counties. 65 miles south of Dodge City, Kansas
- Acreage:** 9,615.87 total (more or less)
7,295.87 deeded (more or less)
2,320 state lease land (more or less) (\$6 per acre per annum)
2,715 irrigated land (more or less)
4,715.87 pasture land (more or less)
- Water Rights:** 8,599 Acre Feet (state permitted)
- Irrigation Wells:** 4 wells rated at 4,000 gpm; 1 well rated at 500 gpm.
- Center Pivot Sprinklers:**
- #1 – Zimmatic – 2,640 ft. – 1,500 gpm
 - #2 – T & L – 1,320 ft. – 1,000 gpm – 8 tower – 15 hp.
 - #3 – T & L – 2,180 ft. – 1,400 gpm – 14 tower – 20 hp.
 - #4 – T & L – 2,180 ft. – 1,400 gpm – 13 tower – 20 hp.
 - #5 – T & L – 2,180 ft. – 1,500 gpm – 14 tower – 20 hp.
 - #6 – T & L – 2,000 ft. – 1,200 gpm – 13 tower – 20 hp.
 - #7 – T & L – 1,320 ft. – 1,200 gpm – 8 tower – 15 hp.
 - #9 – T & L – 1,700 ft. – 1,200 gpm – 10 tower – 15 hp.
 - #10 – T & L – 1,660 ft. – 900 gpm – 10 tower – 15 hp.
 - #11 – T & L – 1,850 ft. – 1,000 gpm – 11 tower – 20 hp.
- (T & L sprinklers are approximately 4 yrs. old; Zimmatic is approximately 13 yrs. old)
- Underground Pipe:** Approximately 36,024 ft. of pipe total; 17,788 ft. of 10"; 17,541 of 12"; 695 ft. of 15".
- Commercial Hunting:** Currently leased to an outfitter for \$50,000 per year.
- Price:** \$8.5 million

All information furnished regarding property for sale is from the Seller, and is 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 of the statements, statistics or comments reported herein. Doug Wildin & Associates Ranch Brokers, herein as Broker, hereby notifies prospective Buyer that: a) Broker will be acting as a transaction broker in this sale; b) Broker will not be the agent of the Buyer nor the Seller; c) information given to Broker will be disclosed to both the Buyer and the Seller; d) this property can be withdrawn from any sale without notice.