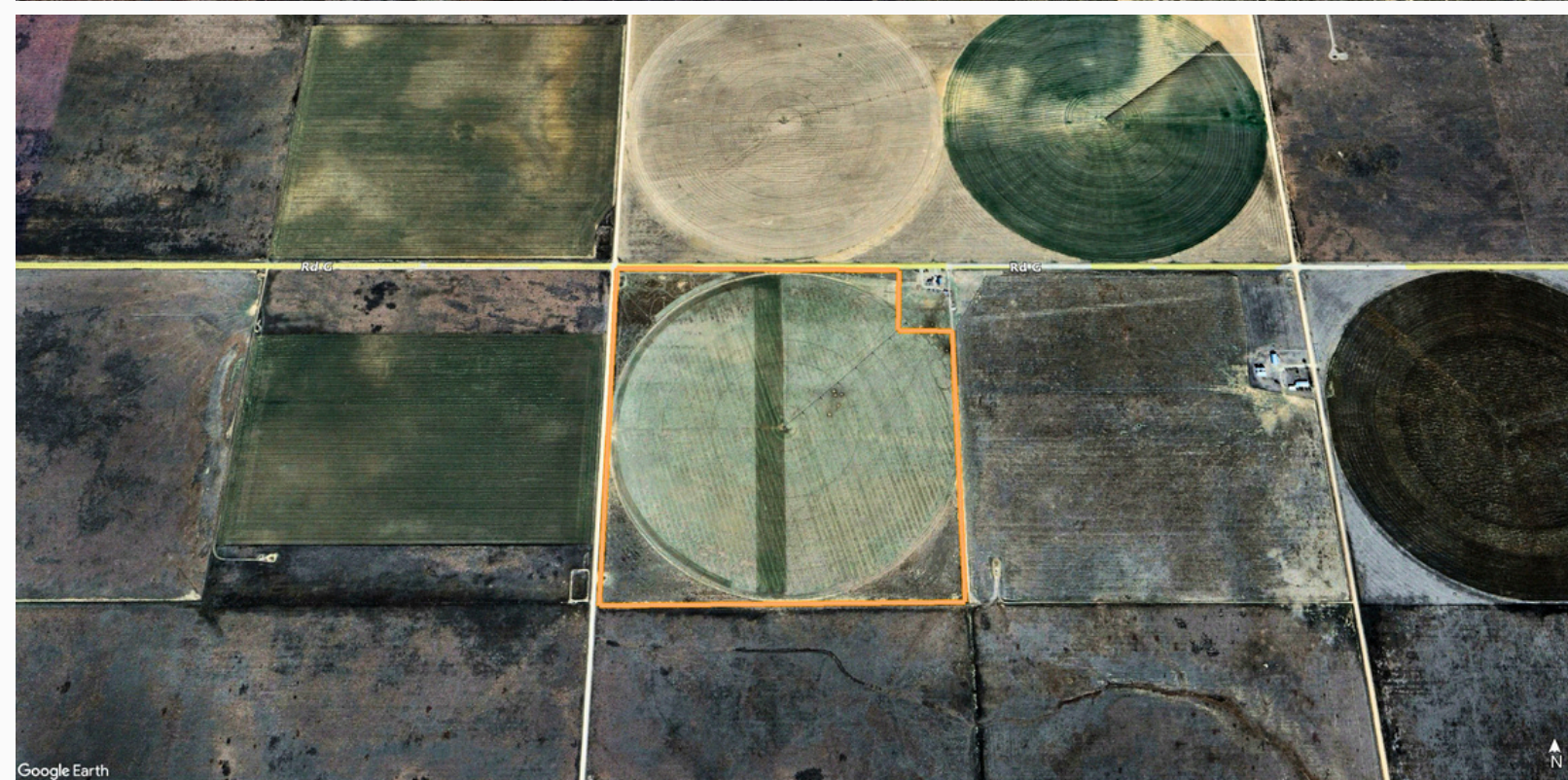


FOR SALE Oklahoma
Irrigated 154 acres

**Price: \$3,900/
acre or \$602,394.00**



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Property Overview:

- **Location:** Northern Oklahoma Panhandle, near Texas County.
- **Directions:** From Elkhart, KS, drive 6 miles south on Highway 95 to County Road E0070. Turn left and drive 5 miles to reach the northwest corner of the property.
- **Access:** Property is accessible via paved County Road.

Property Details:

- **Total Acres:** Approximately 154.46 acres.
- **Total Wet Acres:** Approximately 120 acres (irrigated).
- **Percentage Irrigated:** 77.69% of total acres.

Irrigation & Wells:

- **Total Irrigation Wells:** 2 irrigation wells.
- **Total GPM:** Approximately 400 gallons per minute (GPM).
- **GPM per Wet Acre:** 3.33 GPM per wet acre.

Utilities:

- **Power:** 3-phase electricity and propane available.

Improvements:

- **Zimmatic 1/4-mile sprinkler system.**
- **Irrigation Wells:**
 - 1 turbine pump with gearhead.
 - 1 Chevy irrigation engine.
 - 1 submersible pump.