

FRY FARMS

Keyes , OK

PRICE IMPROVEMENT

Bill E. Newman Real Estate LLC and Cruikshank Realty, Inc.
are excited to be marketing the Fry Irrigated Farm.

This farm is one of the largest contiguous irrigated farms in the Oklahoma Panhandle. The Fry Farm offers a Buyer the opportunity to own a masterfully planned income crop producing operation with the potential of hunting as a secondary income. With all its allocated water, productive sandy soils, location and accessibility it offers a multitude of investment opportunities. The major improvements on the property are those associated with production, irrigation wells, sprinklers, water pipeline, gas pipeline, and electrical wiring. The only house is more than adequate for an onsite manager. The possibility of diversifying into a livestock operation whether it be cattle feed yard, dairy, year around grazing or establishing a organic operation are wide open. This level to gently rolling farm with its sandy soils, ability to produce 10,100 gpm (12,664 ac ft/year), and an almost ideal growing climate with its location makes this farm a prime income property.

Improvements:

Main House: 1,880 sq feet with full basement, 3 bedrooms (2 up and 1 down). 2 bathrooms, walk out basement, brick exterior, and a 828 sq ft attached garage.

Shop: 250'X80', 125'X80' shop area with a 6" concrete heated floor, overhead heat, overhead vehicle lift, insulated, office area, bathroom, 5 overhead doors, 3 – 16'X22', 1- 16'X24' and 10'X10' plus a walk-in door; 1 -125'X80' equipment storage, dirt floor, heated, insulated, and 1-16'X26' overhead door.

Corrals: 13 pipe cable pens with automatic continual flow waterers and 1,800 +/- feet of concrete feed bunks. Associated with the west corrals is a large holding corral and working area with a tub setup and hydraulic working chute.

Quonset Buildings: 1-50'X100', 2 doors 18'X18' and 18'X19' concrete floor, 1-40'X80' with 2 overhead doors. 12'X24' and 14'X16', concrete floor, electrical, and insulated.

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.



Water and Irrigation Equipment

There are 24 wells located on the property with 21 wells currently producing. Of the 21 wells, 9 are submersible pumps powered by electric generators, 10 wells are powered with V8 engines, all of the above engines are fueled with natural gas. Two submersible pumps are powered with electricity from a public source. According to the owner's records, the wells produce between 150 to 900 gpm with an estimated capacity of 8,500 gpm from the wells currently being used. The Oklahoma Division of Water Resources allows for a 2 acre foot annual allotment per owned acre. This allows the Fry Farm to pump 12,664 acre feet annually. The submersibles range in HP from 25 HP to 65 HP which most are powered by generators using natural gas for fuel. 21 Sprinklers ranging in age from 1974 to 2012, 1 T&L, 2 Lockwoods, 3-Valleys, and 14 Zimmatics.

Underground:

There is approximately 74,800 feet of underground PVC irrigation pipe.

12" – 13,000'

10" – 36,900'

8" – 14,400'

6" – 10,500'

In addition to the irrigation pipe, there are miles of buried electric lines and natural gas lines. The above measurements were created from a property map, and are not exact. Any person needing an exact measurement should do their own measuring.



Crops: Current crop production centers around Corn and Wheat with some Alfalfa. In the past, Alfalfa was the main crop.

Utilities: Natural gas on farm. The majority of the natural gas used for the irrigation pumps and generators is supplied from one of the four gas wells located on the property. Gas wells owned by land-owner.

Gas: TKO Gas Available

Electricity: Tri County Electric



SIZE: Deeded acres	6,332
Sprinkler Irrigated Acres:	3,057
Grassland Acres:	2,771
Dry Farmland Acres:	188
Improvements, Corrals and Road Acres:	316

TAXES: \$4,760.00

PRICE: Was ~~\$21,000,000~~

Now \$16,000,000



LEGAL: Sections SW¼16, 17, 18, 19, 20, 21, 22, S½S½, 24, 28, 29, and 30-T6N-R9E S½1-T5N-R8E

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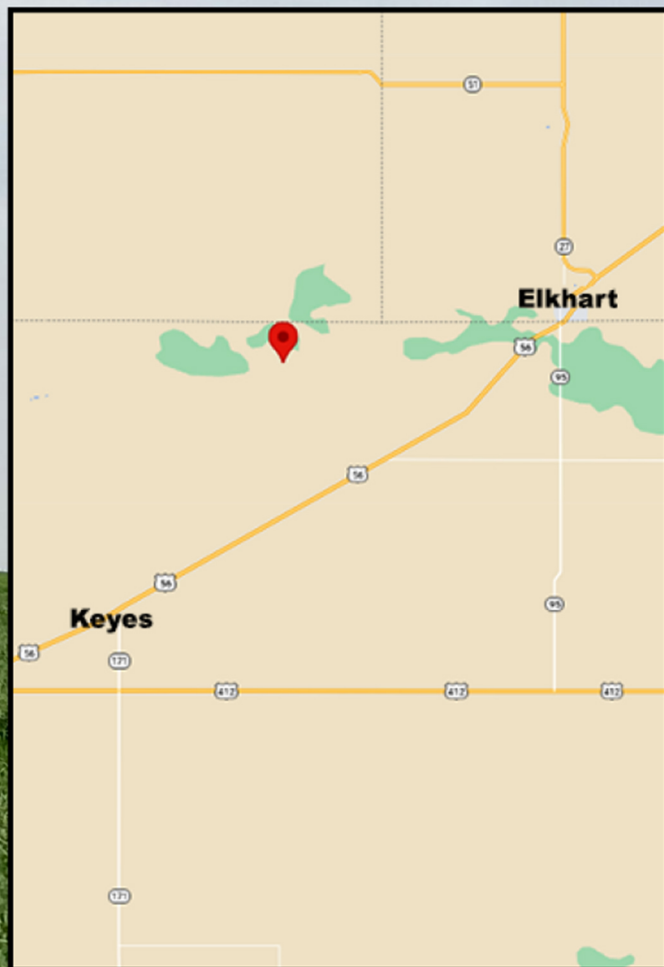
LOCATION: The headquarters is 13.5 miles west of Elkhart, KS via well maintained county roads. The north property line is the Oklahoma/ Colorado State boundary. US Highway 56 is 8 miles to the south of the headquarters, Guymon, OK is 45 minutes south, Liberal, KS, is 1 hour to the NE, and Amarillo, TX is 2 hours to the SW.

CLIMATE: Weather charts show that Elkhart, KS receives approximately 17.6" of precipitation per year with 79% of that falling in April thru September. The average high temperature ranges from April thru September are from 69° in April to a high 93° in July. The lower range is from 40° in April to 66° in July. The average number of days below 0° is 4 and cold spells are short lived. There will be a few days of hot temperatures over 100°, but like the cold days, they are short lived with low humidity. The average growing season is 180 days.



OFFERED BY:

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