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 PROPERTIES
 A DIVISION OF UNITED COUNTRY REAL ESTATE

ALTATERRA
 REALTY



1572+/- Acre Premier Oklahoma Farmland

*Land Agent Steele Schwonke / 918-424-6065
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Offered at \$9,627,725



**AltaTerra Realty
 and Auction LLC**



Property Location



This farm is located on the Upper North Fork Red River Aquifer near Lake Altus. The soils on this farm consist of very deep, well drained, moderately permeable soils. The majority of this farm is home to Class I, II, and III soils and historically custom farmed in Corn, Cotton, Barley, Ryegrass, Milo and occasionally Alfalfa. There are approximately 847 acres of irrigated ground, the bulk of that being contiguous or in proximity located on farms A, B, C AND D.



**DEEDED
ACREAGE: 1,571**

**IRRIGATED
ACREAGE: 847**

**DRY FARM
ACRES AND
PASTURE: 724**



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Improvements & Pivots



- (3) Hay Barn 5,000sqft
- (1) Hay Barn 4,000sqft
- (1) wooden barn for irrigation parts



- Pivot A: Valley, approximately 7 years old
- Pivot B: (3) Reinke 2-4 yrs old (aluminum)
- Pivot C and D: Valley (estimated 20yrs) in good condition



- Pivot NT, ST, Wald: Valley pivots (estimated 20yrs) in good condition



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WATER AND IRRIGATION

The farm irrigation system is piped together between the farms A and B with backflow prevention. There is a booster pump that pushes water from farm B across the road to farm A. Wells supply the water on farm C and D. All wells and pivots on farms A,B,C and D are powered by underground electric while the 2 pivots on the WALD and SOUTH TUCKER farm are powered by diesel generators. Each pivot location (A-D) has a valve that allows you to close the water off to that pivot and send it in a different direction. There are 16 wells located on the property that will average 300-500gpm according to the OWRB. The current owner has been able to use 6 pivots at a time with 500gpm-600gpm nozzles without issue.



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Maps Of Property

13379: Highly Productive Irrigated Farm For Sale Lone Wolf Oklahoma

Kiowa County, OK - 1571 AC +/-



MAP LEGEND



HIGHLIGHTS



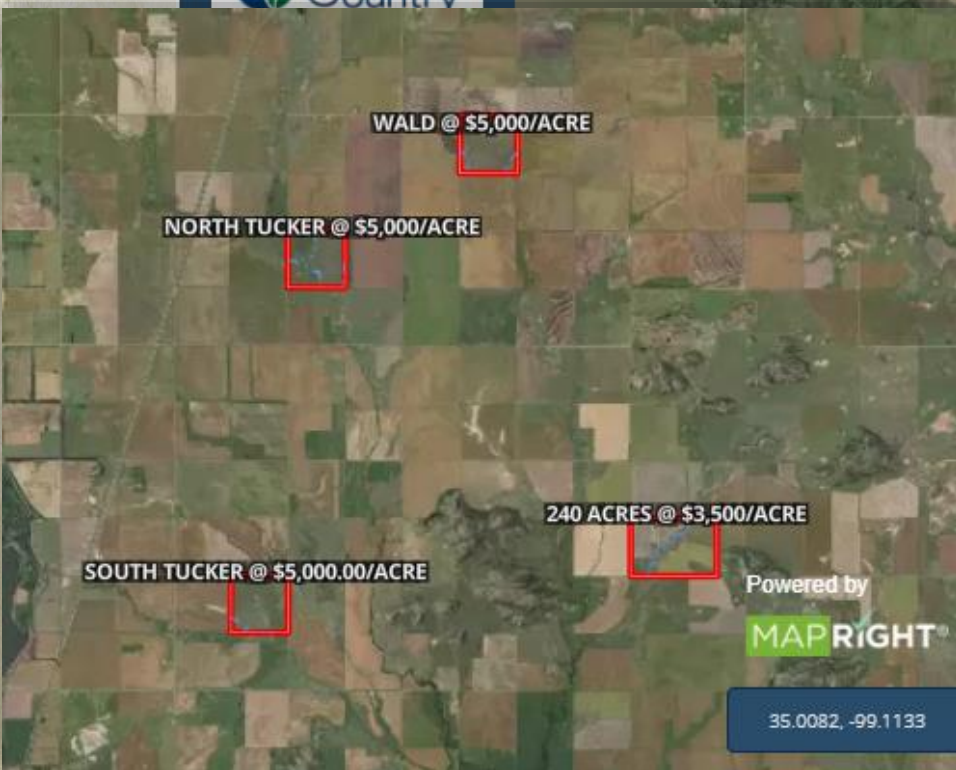
SOIL REPORT



VIEW TUTORIAL

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Appendix

Contact Information

AltaTerra Realty & Auction | On-site

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