

Crops and Pasture Fully Irrigated

72 shares of water from the Henrylyn Ditch run with the property

**13+ Acres of Grass/Alfalfa
Hay Mixture**

**25+ Acres Rotating into Oat
and Sudan Grass Mixture**

10 Acres of Grass Hay

9+ Acres of Pasture

***Retention pond
on north east corner of property***

(does not stay full year round)

Domestic well

**2 septic systems one for house
and one for the bunk house/office**

Excluded

- *All irrigation piping and tubes
- *All portable livestock pen panels
- *All farming equipment *Roping chute
- *All crop that is cut and/or baled at time of closing

All measurements are approximate



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