

AGENT COMMENTS (Mike Campbell)

1,438.39 +/- Acres Harper County, Oklahoma

Selling as 2 Tract(s) On Our

UNRESERVED ONLINE AUCTION

October 22, 2024

These nine quarter sections contain 1,438.39 acres in Harper County, OK, selling in 2 Tracts. This is a rare opportunity to buy high quality land for any stocker cattle, cow/calf, irrigated alfalfa, irrigated grain operation or investor. It's 7 miles north of Laverne, OK, on US Highway 283 to the junction of US Highway 283/64, then go another 4 miles north on paved Harper County 'NS (north/south) 176 Road' to 'EW (east/west) 10 Road'.

This land has above average soil types and productivity for the area. Only 36% of the soils in Harper County, OK, are considered 'Prime' by USDA Natural Resource Conservation Service (NRCS). This property has 967.27 acres of 'Prime' class 1 & 2 soils. There's 642.61 acres under center pivot irrigation; 199.34 acres in the Conservation Reserve Program (CRP); 304.3 acres of cropland primarily in pivot corners planted to Bermuda grass for grazing; and 292.14 acres in native grass and other uses. Average annual precipitation is 27.86 inches. The cropland has been used for alfalfa, stocker cattle grazing on triticale, put into CRP, or converted to Bermuda grass for grazing for years so FSA grain yields have not been proven up.

Two irrigation wells pump a combined 1,200 gallons per minute (gpm) with 1,200 acre feet authorized. There's one 17 tower T&L pivot; two Lindsay Zimmatic 8 tower pivots; ten 16 ft diameter 3,000 gallon fiberglass stock tanks; one 3,000 gallon 'tire' water tank; two solar water pumps; four windmills; one water well pumps 60 gpm to 3 tanks; irrigation water feeds one tank; several ponds; 6 wire stretched barbed wire fences are used for cross fencing and around field perimeters, the fence is 2 or 3 steel posts between two hedge posts; welded pipe gates or in-ground cattle guards are at entrances; it has pipe corrals with sorting gates, loading chute and catch pens; two sorting pens; welded pipe fences in places; 40 ft shipping container storage; 2 fertilizer storage tanks and a 40 x 150 covered hay shed.