

## Pronghorn Paradise Farms

### Land breakdown

-960 deeded acres, 900 acres with certified water rights, allocated 3 acre ft. per acre

-remaining 60 acres includes farmstead, roads, and pivot corners

### Homes on property

-two bedroom 1 bath stick built home, 1650 sq. ft., currently rented at \$790.00 per month, vinyl fenced back yard, freshly painted in 2023

-double wide mobile home, 1430 sq ft., 4 bedroom and 2 baths, remodeled in 2015 and placed on a new foundation, fresh exterior paint in 2024. Not rented, but currently listed with property management at \$1700.00 per month

### Irrigation breakdown

-7 Center Pivots

-Pivot 1 is a 2007 Valley Model, ¼ mile with corner system

-Pivot 2 is a 2007 Valley Model, ¼ mile with corner system

-Pivot 3 is a 2007 Valley Model, ¼ mile with corner system

-Pivot 4 is a 1980's Pierce Model, ¼ mile system

-Pivot 5 is a 1980's Valley Model, ¼ mile with corner system

-Pivot 6 is a 1980's Pierce Model, ¼ mile system

-Pivot 7 is a early 1980's Valley Model 2 two tower system

-All water is distributed and delivered through buried mainline throughout the property

-Handline in four pivot corners

-Pump Systems

-400Hp turbine with VFD system installed in 2012. This pump delivers water to 6 out of the 7 pivots. Static water level is 36 ft.

-100Hp turbine. This pump delivers to the remaining pivot on the farm.

Improvements

-Hay Barn 1- 800 ton capacity with cement floor

-Hay Barn 2- 800 ton capacity

-Hay Barn 3- 800 ton capacity

-Warehouse, shop and attached office, 8,750 sq. ft.

-Equipment storage shed, 3,000 sq. ft.

-Fuel tanks with lube room, 140 sq. ft.

-1000 gallon gas tank

-25,000 gallon diesel storage tank