

FOR SALE GUYMON
BIG WATER 1,234

\$8,514,600 OR
\$6,900/ACRE



GG Gillispie
Land Group, LLC
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PROPERTY OVERVIEW

GUYMON BIG WATER 1,234

AREA: Central Texas County in Oklahoma. North of Guymon, OK.

LOCATION: From Guymon, OK drive north 5 miles on Highway 412 following the curve to the west. Property sits on the south side of the highway.

ACCESS: Highway 412

TOTAL ACRES: Approximately 1,234 Acres

TOTAL WET ACRES: Approximately 940 Acres

% IRRIGATED TO TOTAL ACRES: 76.17% Acres

TOTAL IRRIGATION WELLS: 7 Irrigation Wells

TOTAL GPM: Approximately 5,600 GPM

GPM/WET ACRE: 5.95 GPM/Wet Acre

POWER: Natural Gas, 3-Phase Electricity

PRICE: \$8,514,600 OR \$6,900/ACRE

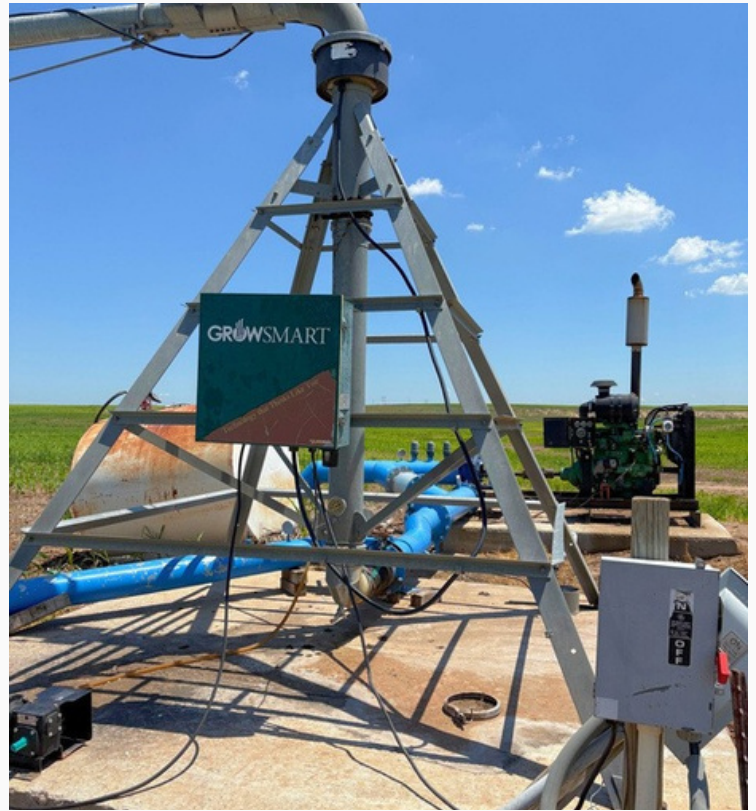
FOR SALE GUYMON
BIG WATER 1,234**PROPERTY OVERVIEW**
GUYMON BIG WATER 1,234**IMPROVEMENTS:**

- Several Barns and a House
- 1- Booster Pump
- 2- Chevrolet Engines
- 2- Reinke Sprinklers
- 4- CAT Engines
- 6- Zimmatic Sprinklers
- 7- Irrigation Wells
- 7- Turbine Pumps with Gearheads

IRRIGATION WELLS:

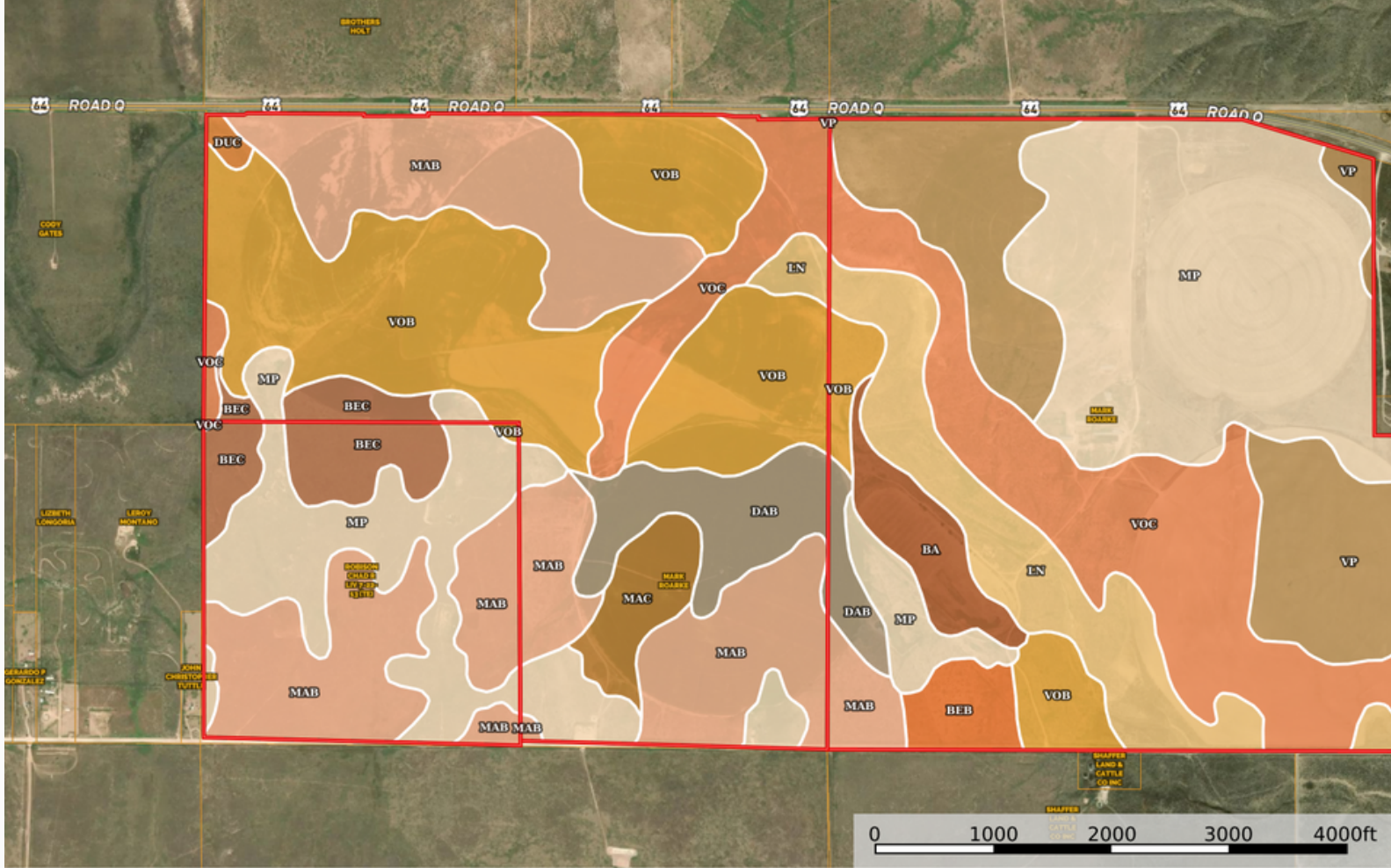
Well Number	Drill Date	Well Depth
1201	Jun 11, 1954	320'
200392	May 13, 2020	306'
30040	Jul 1, 1992	321'
138386	Aug 12, 2011	320'
185034	Jun 5, 2013	400'
59387	Mar 21, 2002	253'
200123	Apr 20, 2020	289'

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Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

 All Polygons 1233.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mp	Veal-Potter complex, 3 to 12 percent slopes, cool	288.8 9	23.43	0	35	6e
MaB	Conlen loam, 0 to 3 percent slopes	220.0 8	17.85	0	30	4e
VoB	Vona loamy fine sand, 0 to 3 percent slopes	216.9 2	17.59	0	36	3e
VoC	Vona loamy fine sand, 3 to 8 percent slopes	162.5	13.18	0	35	4e
Vp	Vona, Otero, and Plack soils, 3 to 20 percent slopes	118.8 2	9.64	0	28	6e
Ln	Happyditch loamy fine sand, 0 to 2 percent slopes, occasionally flooded	79.46	6.44	0	28	4e
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	46.76	3.79	0	49	3c
BeC	Berthoud loam, 3 to 5 percent slopes	38.26	3.1	0	49	3e
Ba	Paymaster fine sandy loam, 0 to 1 percent slopes, rarely flooded	23.51	1.91	0	34	3e
MaC	Conlen loam, 3 to 5 percent slopes	20.59	1.67	0	29	3e
BeB	Berthoud loam, 1 to 3 percent slopes	14.82	1.2	0	49	3c
DuC	Perico-Ulysses complex, 3 to 5 percent slopes	2.57	0.21	0	51	3e
TOTALS		1233. 18(*)	100%	-	34.21	4.37

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 593.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mp	Veal-Potter complex, 3 to 12 percent slopes, cool	194.9 2	32.86	0	35	6e
VoC	Vona loamy fine sand, 3 to 8 percent slopes	122.6 6	20.68	0	35	4e
Vp	Vona, Otero, and Plack soils, 3 to 20 percent slopes	118.7 8	20.02	0	28	6e
Ln	Happyditch loamy fine sand, 0 to 2 percent slopes, occasionally flooded	73.53	12.4	0	28	4e
VoB	Vona loamy fine sand, 0 to 3 percent slopes	23.74	4.0	0	36	3e
Ba	Paymaster fine sandy loam, 0 to 1 percent slopes, rarely flooded	23.51	3.96	0	34	3e
BeB	Berthoud loam, 1 to 3 percent slopes	14.82	2.5	0	49	3c
MaB	Conlen loam, 0 to 3 percent slopes	11.47	1.93	0	30	4e
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	9.77	1.65	0	49	3c
TOTALS		593.2(*)	100%	-	33.22	4.94

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due to a round error because we only show the acres of each soil with two decimal.

I Boundary 475.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VoB	Vona loamy fine sand, 0 to 3 percent slopes	192.5	40.49	0	36	3e
MaB	Conlen loam, 0 to 3 percent slopes	139.1	29.26	0	30	4e
VoC	Vona loamy fine sand, 3 to 8 percent slopes	39.72	8.36	0	35	4e
DaB	Dalhart fine sandy loam, 1 to 3 percent slopes	36.99	7.78	0	49	3c
Mp	Veal-Potter complex, 3 to 12 percent slopes, cool	27.25	5.73	0	35	6e
MaC	Conlen loam, 3 to 5 percent slopes	20.59	4.33	0	29	3e
BeC	Berthoud loam, 3 to 5 percent slopes	10.74	2.26	0	49	3e
Ln	Happyditch loamy fine sand, 0 to 2 percent slopes, occasionally flooded	5.93	1.25	0	28	4e
DuC	Perico-Ulysses complex, 3 to 5 percent slopes	2.57	0.54	0	51	3e
Vp	Vona, Otero, and Plack soils, 3 to 20 percent slopes	0.04	0.01	0	28	6e
TOTALS		475.43(*)	100%	-	35.09	3.56

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

I Boundary 164.55 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MaB	Conlen loam, 0 to 3 percent slopes	69.51	42.25	0	30	4e
Mp	Veal-Potter complex, 3 to 12 percent slopes, cool	66.72	40.55	0	35	6e
BeC	Berthoud loam, 3 to 5 percent slopes	27.52	16.73	0	49	3e
VoB	Vona loamy fine sand, 0 to 3 percent slopes	0.68	0.41	0	36	3e
VoC	Vona loamy fine sand, 3 to 8 percent slopes	0.12	0.07	0	35	4e
TOTALS		164.55(*)	100%	-	35.24	4.64

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.