

## **TRACT 1**

- **130 Acres**
- **80 Acre Farm**
- **Lateral Sprinkler**
- **Three Irrigation Wells**
- **Manager's Home – New 2200 SF/4 BR/2 Bath**
- **Foreman's Quarters – 2 Modular Homes**
- **100 Permanent Horse Stalls with water**
- **Preifert stalls**
- **Hay Barn**
- **Equipment Storage Barn**
- **Machine Shop**

## **TRACT 2**

- **120 Acres MOL**
- **Pivot Irrigation System**
- **Working Pens**
- **Tack Room**
- **Scales**
- **Machine Shop**
- **Equipment Shed**
- **Irrigation Well**
- **Fenced for efficient grazing**
- **Water Rights – 800 Acre FT**