



OUTLOOK **147 ACRES** **(IRRIGATED)**

- ◆ 147.11 acres - flat topography, 75 SAMA cultivated acres (grass), 36 acres native grass, 28 acre landscaped yard site w/underground sprinklers; 4-strand barbed wire and electric fence
- ◆ Town of Outlook Water; Irrigation Canal; Water Tank & Pressure System to utilize Canal water for Yard & Feedlot
- ◆ **60.4 Irrigated Acres** with a 4-Tower Rainfine Irrigation system (2020); 8" underground mainline, automated GPS-based control
- ◆ 48'x84' Goodon Shed; 24'x48' Shop (2013 expansion, natural gas heat); 25'x60' Cattle Shed (updated metal roof/siding); Corral System (Hi-Hog handling, squeeze, chute); Barn; 8'x10' Oil Shed; 7'x14' Chicken Coop
- ◆ 1650 sq ft Bungalow (2000) - 3 bedrooms + 2 down, 3½ bathrooms, renovated kitchen, developed basement, natural gas heat, attached double garage (2006), shingles (2016)

\$1,500,000.00



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