

Baker Ranch

The Facts

1,280 deeded acres

70 acres under Valley Pivot

120+/- Acres under wheel lines

Average yield 600 tons +/-

3 Ag wells and 3 domestic wells. Yellow mine/Certa lock irrigation main lines. Average 3 cuttings on irrigated ground, 1 cutting on meadow ground.

Cattle- 40 pairs, 4 bulls, replacement heifers, feeders, etc., approx. 100 head operation.

Main house 4,260 sq ft +/- tastefully combines the the historical portion of the home with the newer addition. 4 bedrooms, 3 bathrooms, office, formal living and dining areas, mud room, laundry room and exercise room. The large country kitchen is open and features a Wolfe range, double ovens and a large griddle. There is an attached 3 car garage and the main house incorporates a historic stone cellar built in the 1860's.

There is a 1,000 sq ft bunkhouse/caretakers cottage, 3bd, 1bth with full kitchen and a 900 sq ft hillside cowboy cabin 1bd, 1bth with full kitchen.

Mature cottonwood trees surround the headquarters compound

Year round creek provides stock water via 2,000 ft of PVC water lines buried 3-4 ft deep which provides plenty of water for irrigating the immediate grounds around the main house.

There are 10 frost free hydrants around the property.

Outbuildings include; tack house, pump house, filter room for well water, a 2-stall metal stud barn, 5-stall metal barn with storage room, Historic turn of the century wood barn (roof in process of being replaced), drill pipe

corral system with hydraulic squeeze chute and lighting for night time operations.

There are two 30'X100' metal hay barns-each stores approx. 200 tons of hay.

Large shop/equipment building.

Includes deeded water rights out of McKissen Creek through the Long Valley adjudication.