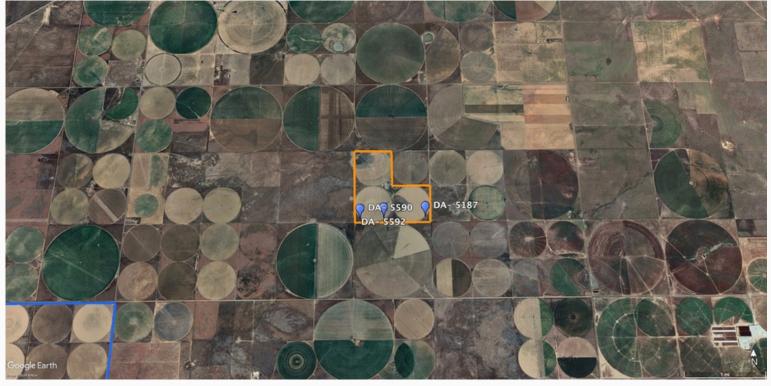




FOR SALE DALLAM CO. IRRIGATED 480

\$2,592,000







DALLAM CO. IRRIGATED 480









DALLAM CO. IRRIGATED 480

PROPERTY OVERVIEW Dallam County Irrigated 480 Acres

AREA: SW of Stratford, TX in Sherman Co.

LOCATION: From Stratford, TX drive SW on US 54 for 2.5 miles to FM 2014.

Turn left and drive south 8.5 miles to Co. Rd V. Turn right and drive west 2 miles to private farm road. Turn left and drive south 1.5 miles to the NE

corner of the property.

ACCESS: Private Easement

TOTAL ACRES: Approximately 480 Acres

TOTAL WET ACRES: Approximately 360 Acres

% IRRIGATED TO TOTAL ACRES: 75%

TOTAL IRRIGATION WELLS: 3 Irrigation Wells

TOTAL GPM: Approximately 1,400 GPM GPM/WET ACRE: 3.89 GPM/Wet Acre

POWER: Single phase electricity on the north side of the SE 1/4.

IMPROVEMENTS:

- 3- Reinke 1/4 Mile Sprinklers (90's Models)
- 3- Irrigation Wells
- 2- CAT Irrigation Engines
- 1- Chevy 454 Irrigation Engine
- 3- Turbine Pumps with Gearheads
- 1-9,000 SF Metal Barn
- 1- Single Wide Trailer House in Good Condition

Well# DA- 5590 DA- 5592 DA- 5197 Date Drilled Unavailable Unavailable 05/2009

<u>**Depth</u>** Unavailable Unavailable 580'</u>



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