

**FOR SALE HIGHWAY
54 IRRIGATED 302**

\$1,419,400 or \$4700/Acre



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PROPERTY OVERVIEW Highway 54 Irrigated 302 Acres

AREA: SW of Stratford, TX in Sherman Co.
LOCATION: From Stratford, TX drive SW on U.S. 54 for 6.2 miles to Co. Rd "Little Rd." Turn right and drive north 1.6 miles to the SE corner of the property.
ACCESS: County Rd "Country Club Lane", County Rd "Little Rd"
TOTAL ACRES: Approximately 302 Acres
TOTAL WET ACRES: Approximately 240 Acres
% IRRIGATED TO TOTAL ACRES: 79.47%
TOTAL IRRIGATION WELLS: 2 Irrigation Wells
TOTAL GPM: Approximately 850 GPM
GPM/WET ACRE: 3.54 GPM/Wet Acre
POWER: Single phase electricity on the north and south boundaries.

IMPROVEMENTS:

2- Zimmatic 1/4 Mile Sprinklers (2013 Models) 2- Irrigation Wells
1- CAT Irrigation Engine
1- Chevy 454 Irrigation Engine
2- Turbine Pumps with Gearheads

<u>Well #</u>	<u>Date Drilled</u>	<u>Depth</u>
DA-7088	Unavailable	Unavailable
DA- 7087	Unavailable	Unavailable