

FOR SALE

OCHILTREE CO. DRYLAND & GRASS 1,478

\$2,499,999



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PROPERTY OVERVIEW

Ochiltree Co. Dryland and Grass 1,478

AREA: Ochiltree County- West of Perryton, TX

LOCATION: From Perryton, starting from the intersection of HWY 15 and HWY 143, drive north on HWY 143 for 2.7 miles to HWY 1267. Turn left and drive west on HWY 1267 for 5.6 miles to the SE corner of the property.

ACCESS: Access on 3 sides of the NW parcel by county road. The SE parcel is accessed on 2 sides by county road and HWY 1267.

BEST USE: Dryland Farming, Cattle Grazing

TOTAL ACRES: 1,478 Acres

NW PARCEL ACRES: 1,172 Acres

GRASS ACRES: 1,122 Acres

DRYLAND ACRES: 50 Acres

SE PARCEL ACRES: 306 acres being all dryland.

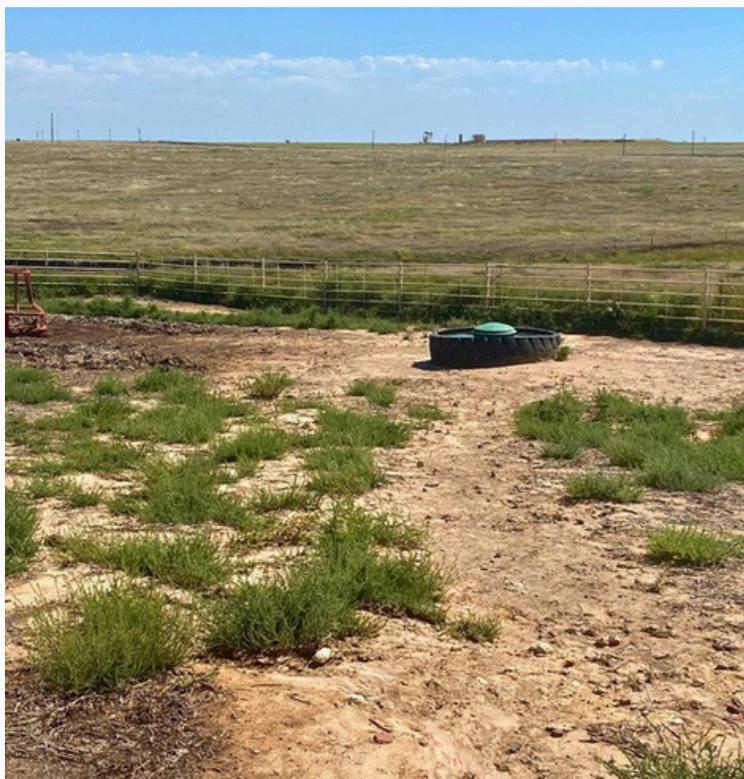
WATER: 1 stock well with an electric submersible pump on the NE parcel of land. The SE dryland parcel has no well.

IMPROVEMENTS:

- 1- Quonset Barn
 - 1- Doublewide Trailer House with Fenced in Backyard
 - 1- Above Ground Pool
 - 1- Set of steel working pens w/ loading chute & hydraulic squeeze chute.
 - 1- Shed
- Nice caliche road to the trailer house and barn.

UTILITIES: Property has single phase electricity along the east and west boundaries of the property.

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