

Agent Phone: Shawn Gillispie (806) 922-5532 6107 S. Coulter St., Ste. #300 Amarillo, TX 79119

FOR SALE Oklahoma Irrigated 154 acres

Price: \$3,900/ acre or \$602,394.00



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Property Overview:

• Location: Northern Oklahoma Panhandle, near Texas County.

• Directions: From Elkhart, KS, drive 6 miles south on Highway 95 to County Road E0070. Turn left and drive 5 miles to reach the northwest corner of the property.

• Access: Property is accessible via paved County Road.

Property Details:

- Total Acres: Approximately 154.46 acres.
- Total Wet Acres: Approximately 120 acres (irrigated).
- Percentage Irrigated: 77.69% of total acres.

Irrigation & Wells:

- Total Irrigation Wells: 2 irrigation wells.
- Total GPM: Approximately 400 gallons per minute (GPM).
- GPM per Wet Acre: 3.33 GPM per wet acre.

Utilities:

• Power: 3-phase electricity and propane available.

Improvements:

- Zimmatic 1/4-mile sprinkler system.
- Irrigation Wells:
- 1 turbine pump with gearhead.
- 1 Chevy irrigation engine.
- •1 submersible pump.