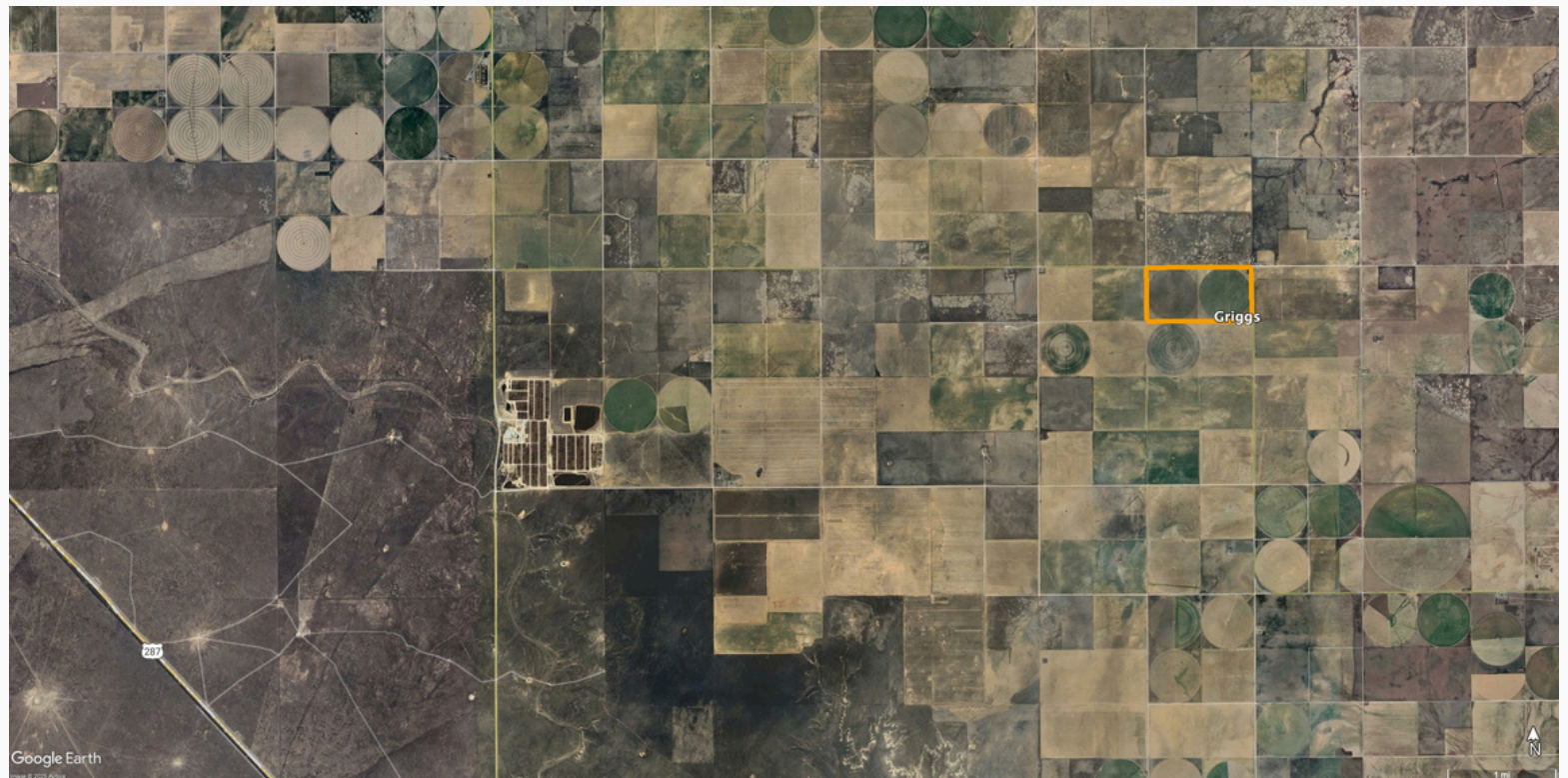
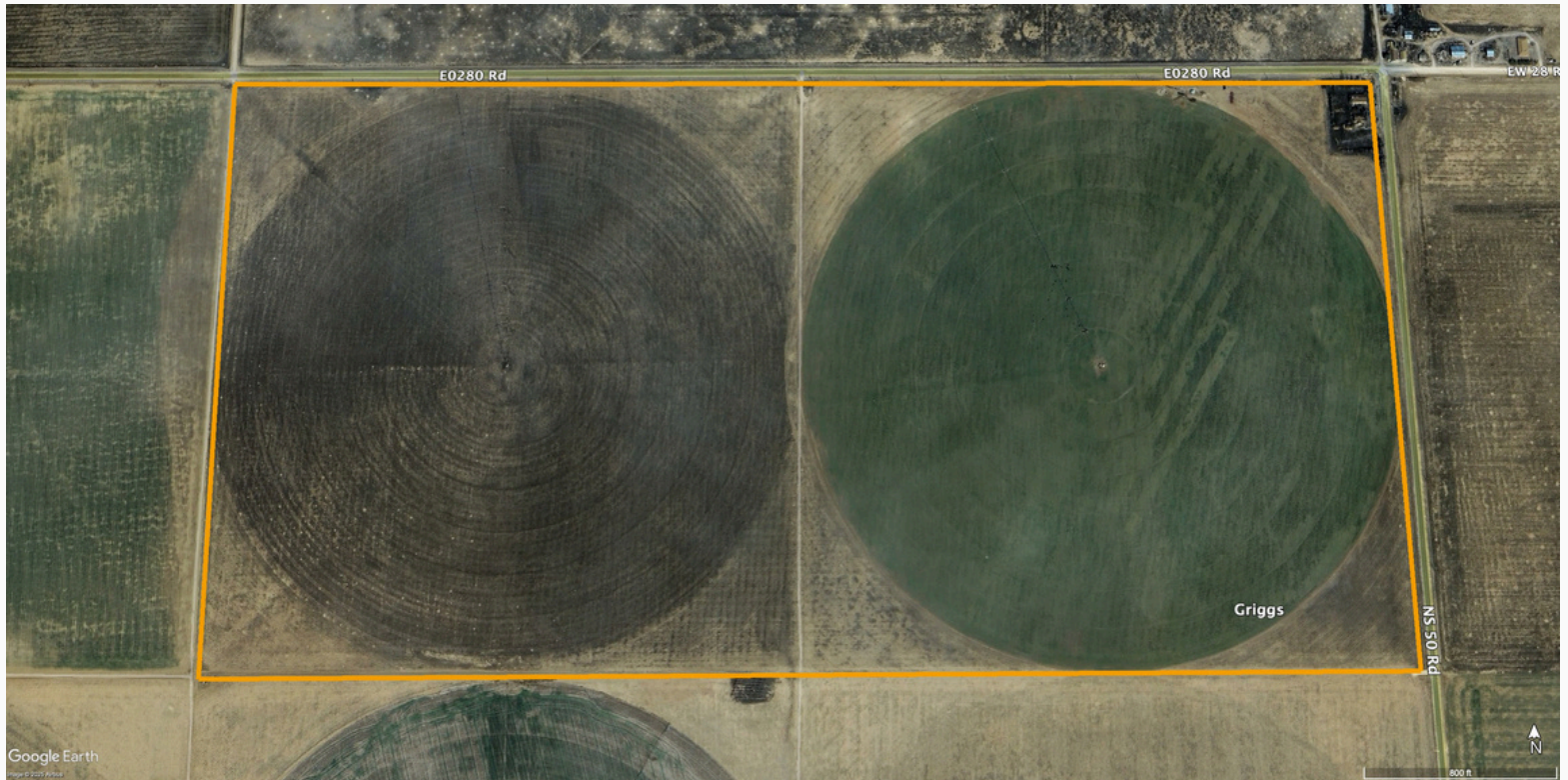


FOR SALE
GRIGGS OK IRRIGATED 320

\$5,000/ acre or
\$1,600,000



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PROPERTY OVERVIEW

Area: SW of Dumas, TX in Hartley Co

Location: From Stratford, TX drive north on Beaver Rd (HWY 2677) for 11 miles to NO526 RD, turn left and drive east .3 miles to NS 53 RD, turn right and drive north 4.3 miles to EW 31 Rd, turn left and drive east 3 miles NS 50 Rd, Turn right and drive north 2 miles to the SE corner of the property.

Legal Description: 31-2-9 N 1/2

Access: Paved access on the north and east boundary.

Total Acres: Approximately 320 acres

Total Wet Acres: Approximately 240 acres

% Irrigated to total acres: 76.9%

Total Irrigation Wells: 3 irrigation wells

Total GPM: Approximately 600 gpm

GPM/ Wet Acre: 2.5 gpm/ wet acre

Power: 3- phase electricity, natural gas

Price: \$5,000/ acre or \$1,600,000

Improvements:

- 1- Zimmatic 1/4- mile sprinkler (West sprinkler)
- 1- Reinke 1/4 mile sprinkler (East sprinkler)
- 3- irrigation wells
- 2- submersible pumps
- 1- turbine pump with gearhead
- 1- domestic well