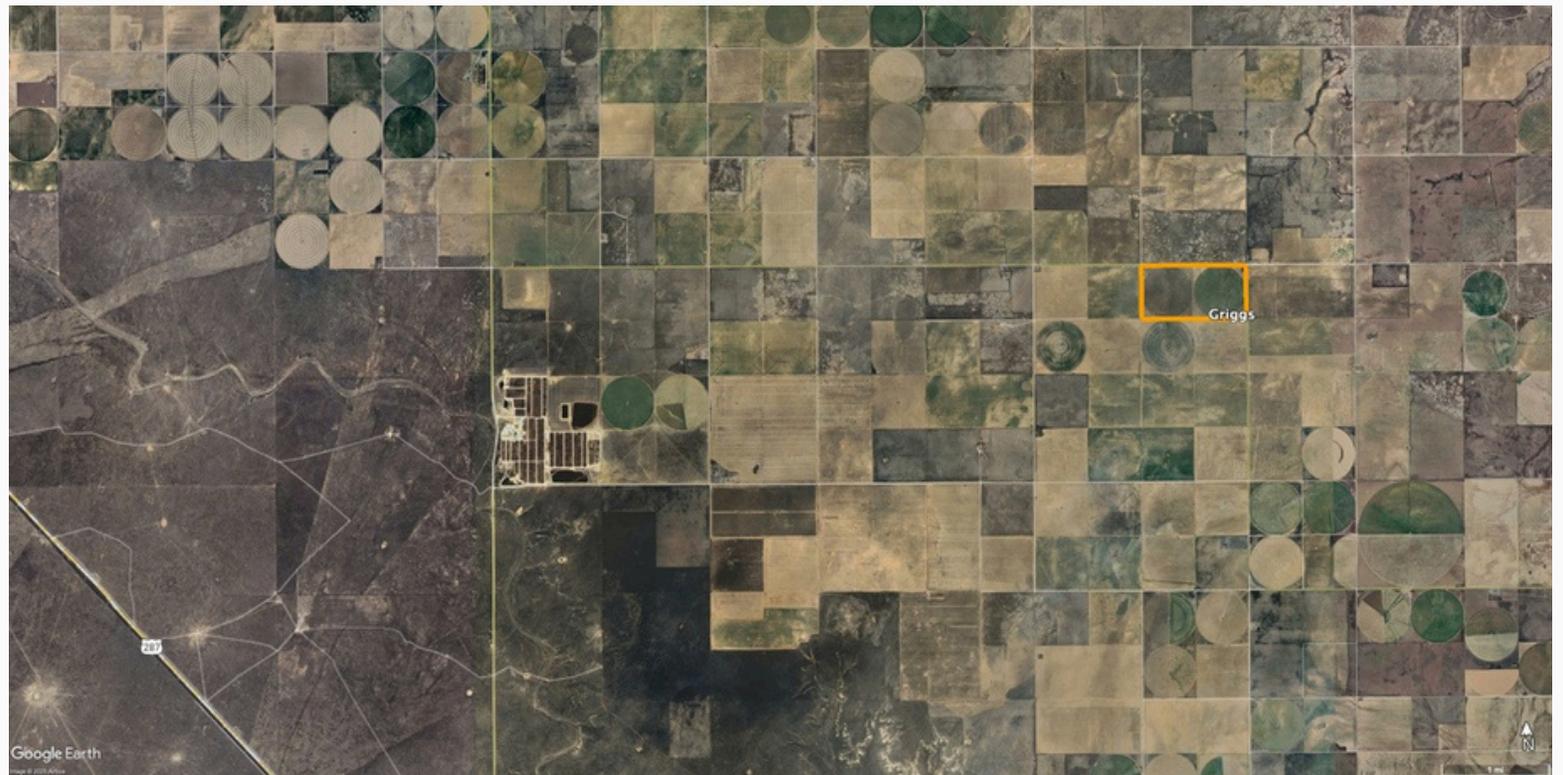
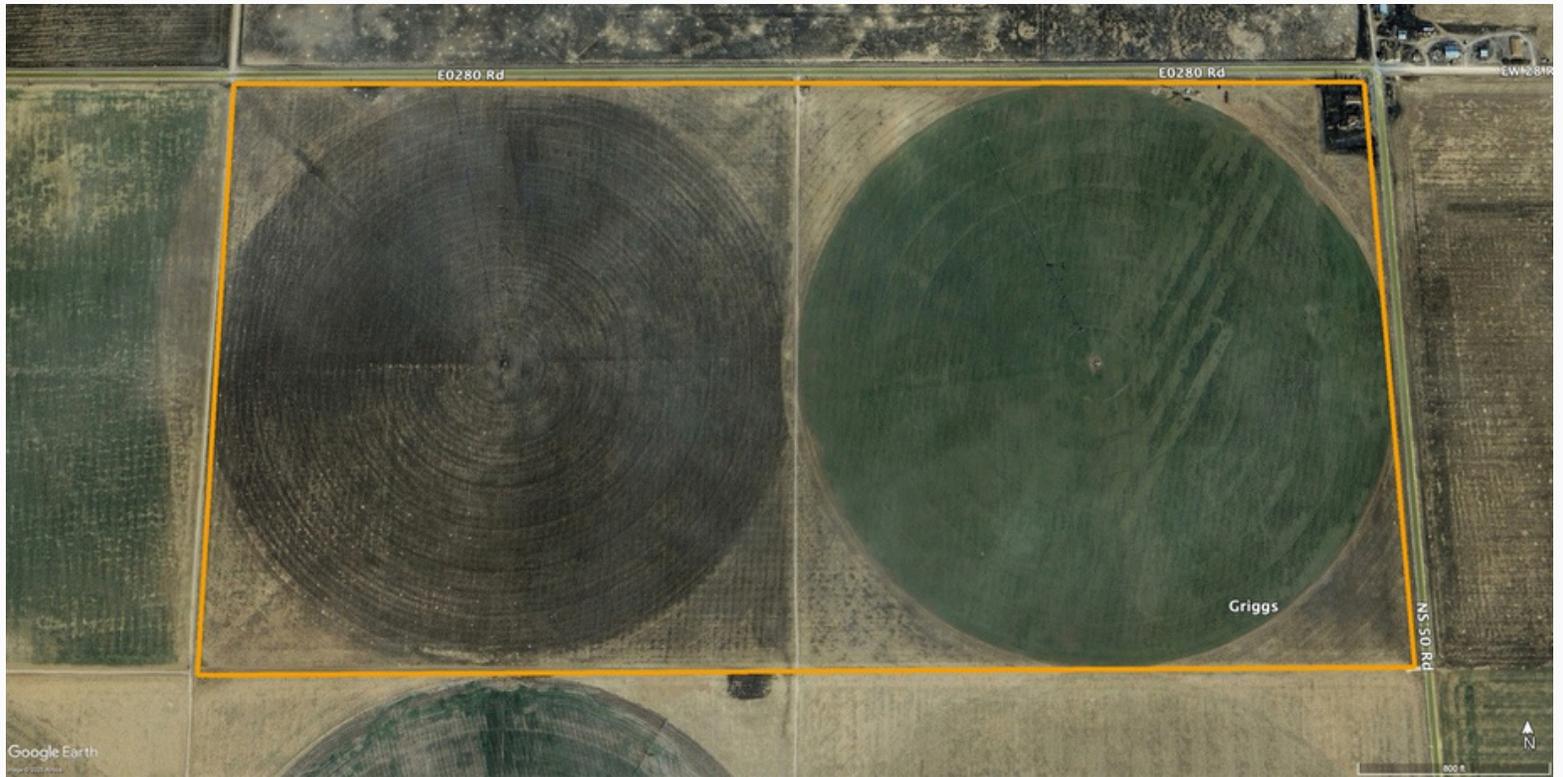


**FOR SALE**

**GRIGGS OK IRRIGATED 320**

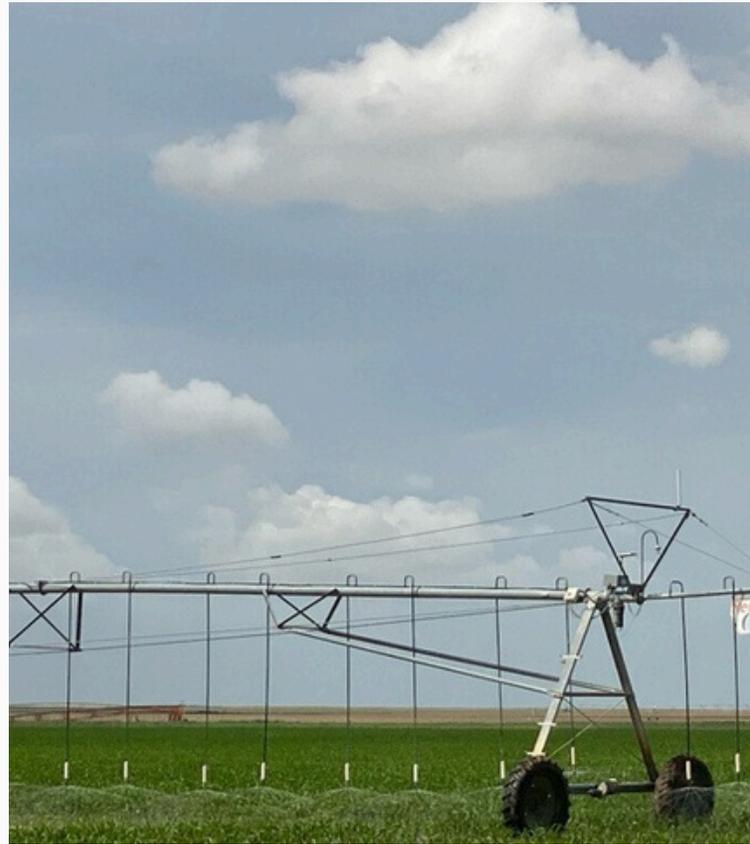
**\$1,470,000**



# GRIGGS OK IRRIGATED 320



## GRIGGS OK IRRIGATED 320



**GRIGGS OK IRRIGATED 320**



## GRIGGS OK IRRIGATED 320



## **GRIGGS OK IRRIGATED 320**

### **PROPERTY OVERVIEW**

**Area: SW of Dumas, TX in Hartley Co**

**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**

**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**