

FOR SALE 942 ACRES IN \$4,700/ACRE OR 4,427,400
SHERMAN, DALLAM, AND HARTLY CO



FOR SALE DALLAM
CO. IRRIGATED 480

\$4,700/acre or 2,256,000



DALLAM CO. IRRIGATED 480



DALLAM CO. IRRIGATED 480

PROPERTY OVERVIEW

Dallam County Irrigated 480 Acres

AREA: SW of Stratford, TX in Sherman Co.

LOCATION: From Stratford, TX drive SW on US 54 for 2.5 miles to FM 2014. Turn left and drive south 8.5 miles to Co. Rd V. Turn right and drive west 2 miles to private farm road. Turn left and drive south 1.5 miles to the NE corner of the property.

ACCESS: Private Easement

TOTAL ACRES: Approximately 480 Acres

TOTAL WET ACRES: Approximately 360 Acres

% IRRIGATED TO TOTAL ACRES: 75%

TOTAL IRRIGATION WELLS: 3 Irrigation Wells

TOTAL GPM: Approximately 1,400 GPM

GPM/WET ACRE: 3.89 GPM/Wet Acre

POWER: Single phase electricity on the north side of the SE 1/4.

IMPROVEMENTS:

3- Reinke 1/4 Mile Sprinklers (90's Models)

3- Irrigation Wells

2- CAT Irrigation Engines

1- Chevy 454 Irrigation Engine

3- Turbine Pumps with Gearheads

1- 9,000 SF Metal Barn

1- Single Wide Trailer House in Good Condition

Well#	Date Drilled	Depth
DA- 5590	Unavailable	Unavailable
DA- 5592	Unavailable	Unavailable
DA- 5197	05/ 2009	580'

FOR SALE

\$4,700/acre or 752,000

HARTLEY CO. IRRIGATED 160



HARTLEY CO. IRRIGATED 160



HARTLEY CO. IRRIGATED 160

PROPERTY OVERVIEW

Hartley Co. Irrigated 160 Acres

AREA: NE of Hartley, TX in Hartley Co.

LOCATION: From Hartley, TX drive north on FM 807 for 3 miles to FM 3422. Turn right and drive east 3 miles to a private farm road. Turn left and drive north 1 mile and then turn right and drive 1.25 miles to the SW corner of the farm.

ACCESS: Easement Access

TOTAL ACRES: Approximately 160 Acres TOTAL WET ACRES: Approximately 120 Acres
% IRRIGATED TO TOTAL ACRES: 75%

TOTAL IRRIGATION WELLS: 1 Irrigation Well

TOTAL GPM: Approximately 600 GPM

GPM/WET ACRE: 5.00 GPM/Wet Acre

POWER: Natural Gas, Generator

PRICE: \$7,500/Acre or \$1,200,000

IMPROVEMENTS:

- 1- Valley 1/4 Mile Sprinkler
- 1- Irrigation Well
- 1- CAT Irrigation Engine
- 1- Turbine Pump with Gearhead

IRRIGATION WELLS:

Well #	Date Drilled	Depth
HA-1656	01/1997	683'

FOR SALE HIGHWAY
54 IRRIGATED 302

\$1,419,400 or \$4,700/ acre.



HIGHWAY 54 IRRIGATED 302



HIGHWAY 54 IRRIGATED 302

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