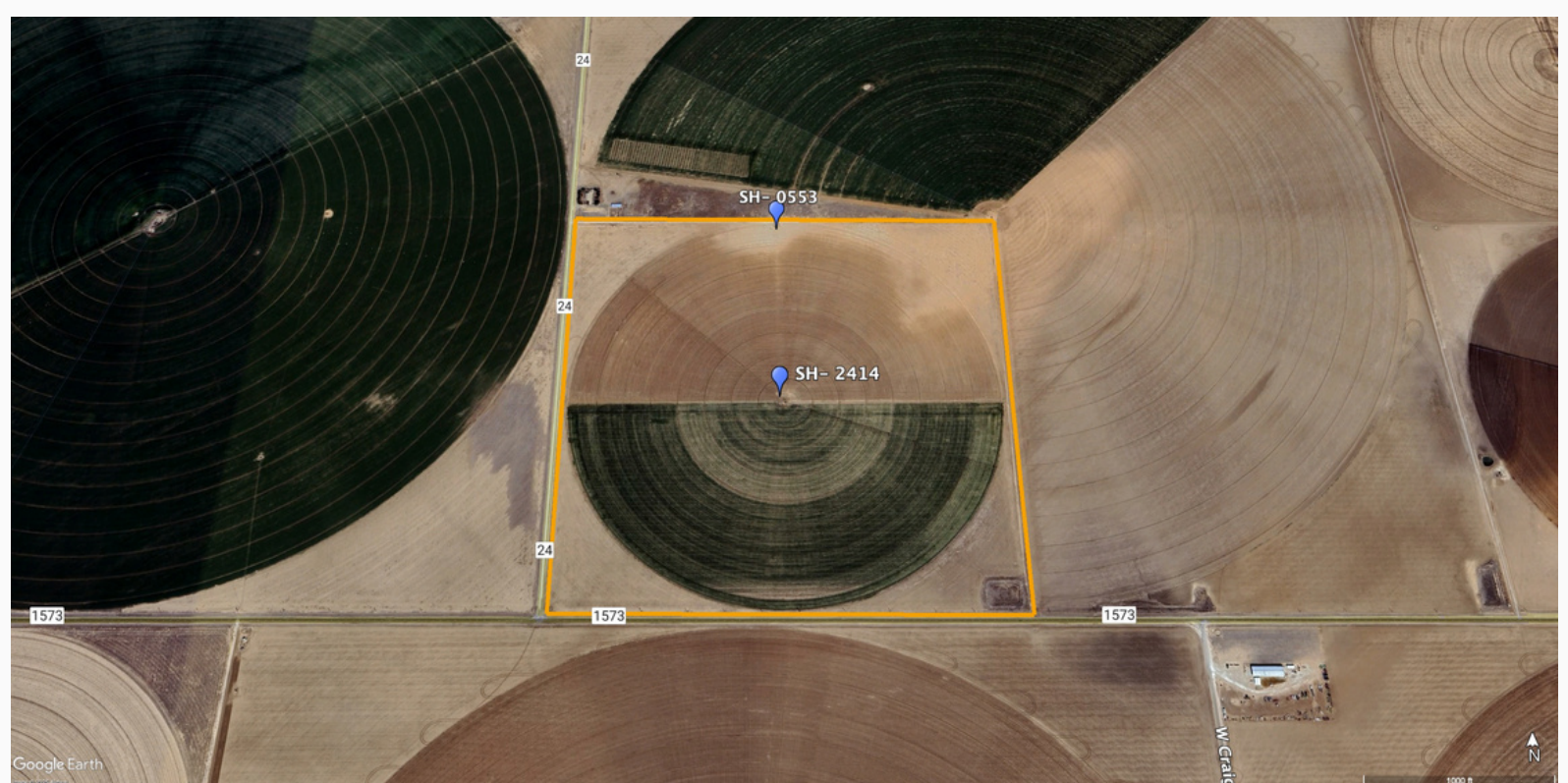


FOR SALE

FM 1573 Irrigated 162

\$4,500/ acre or \$729,000





FOR SALE**FM 1573 Irrigated 162**

PROPERTY OVERVIEW

Area: NE of Sunray, TX in Sherman Co.

Location: From Sunray, TX drive north on FM 119 for 8 miles to FM 1573. Turn right and drive east for 4.2 miles to the SW corner of the property.

Access: FM 1573

Total Acres: Approximately 162 acres

Total Wet Acres: Approximately 120 acres

% Irrigated to total acres: 74%

Total Irrigation Wells: 2 irrigation wells

Total GPM: Approximately 300 gpm

GPM/ Wet Acre: 2.5 gpm/ wet acre

Power: 3- phase electricity along south boundary

Price: \$4,500/ acre or \$729,000

Improvements:

1- Zimatic 1/4 mile sprinkler

2- Irrigation wells

2- Submersible pumps

Irrigation Well:	Well #	Date Drilled	Depth
	SH- 0553	09/ 1964	455'
	SH- 2414	Unavailable	