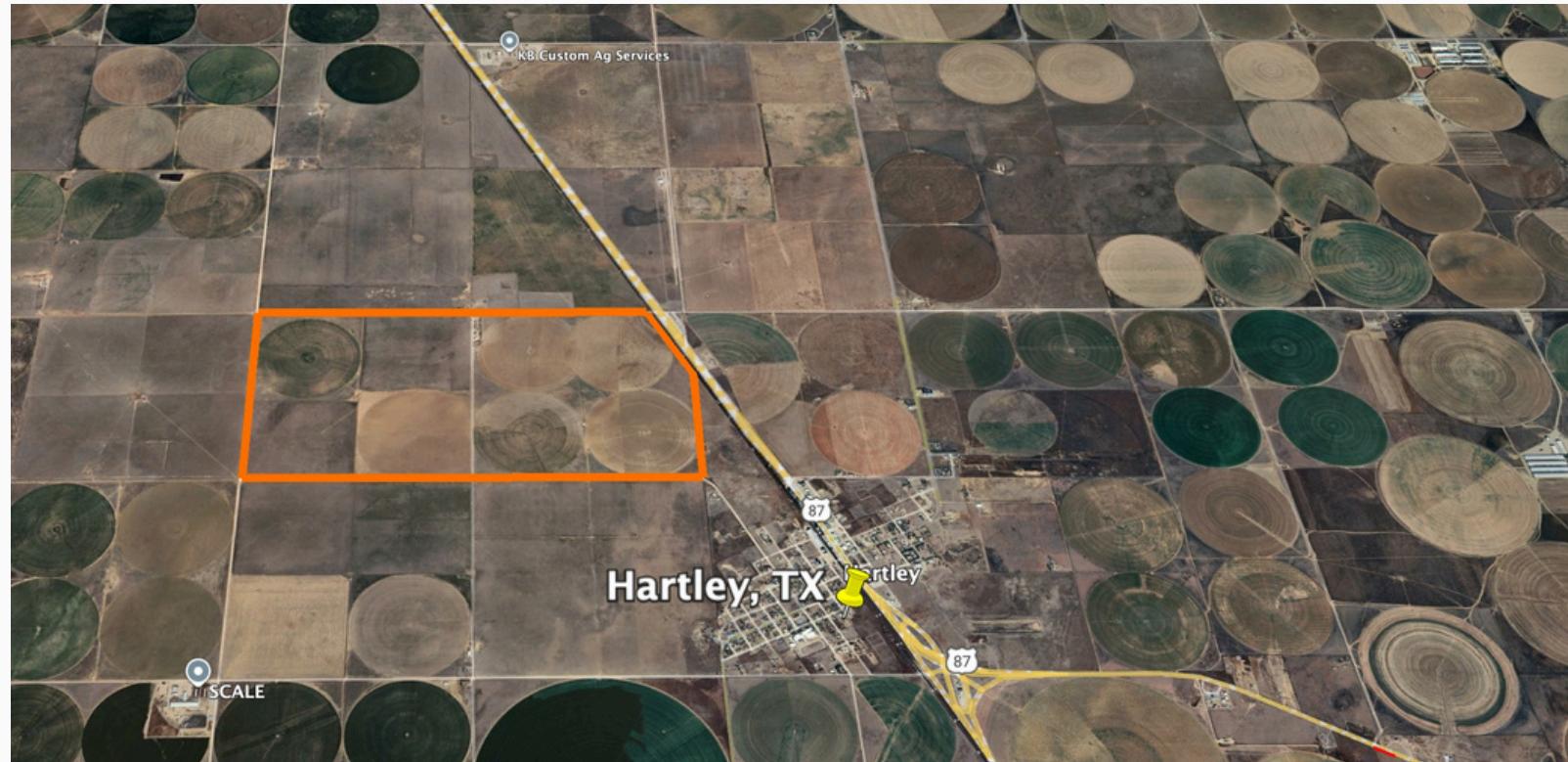
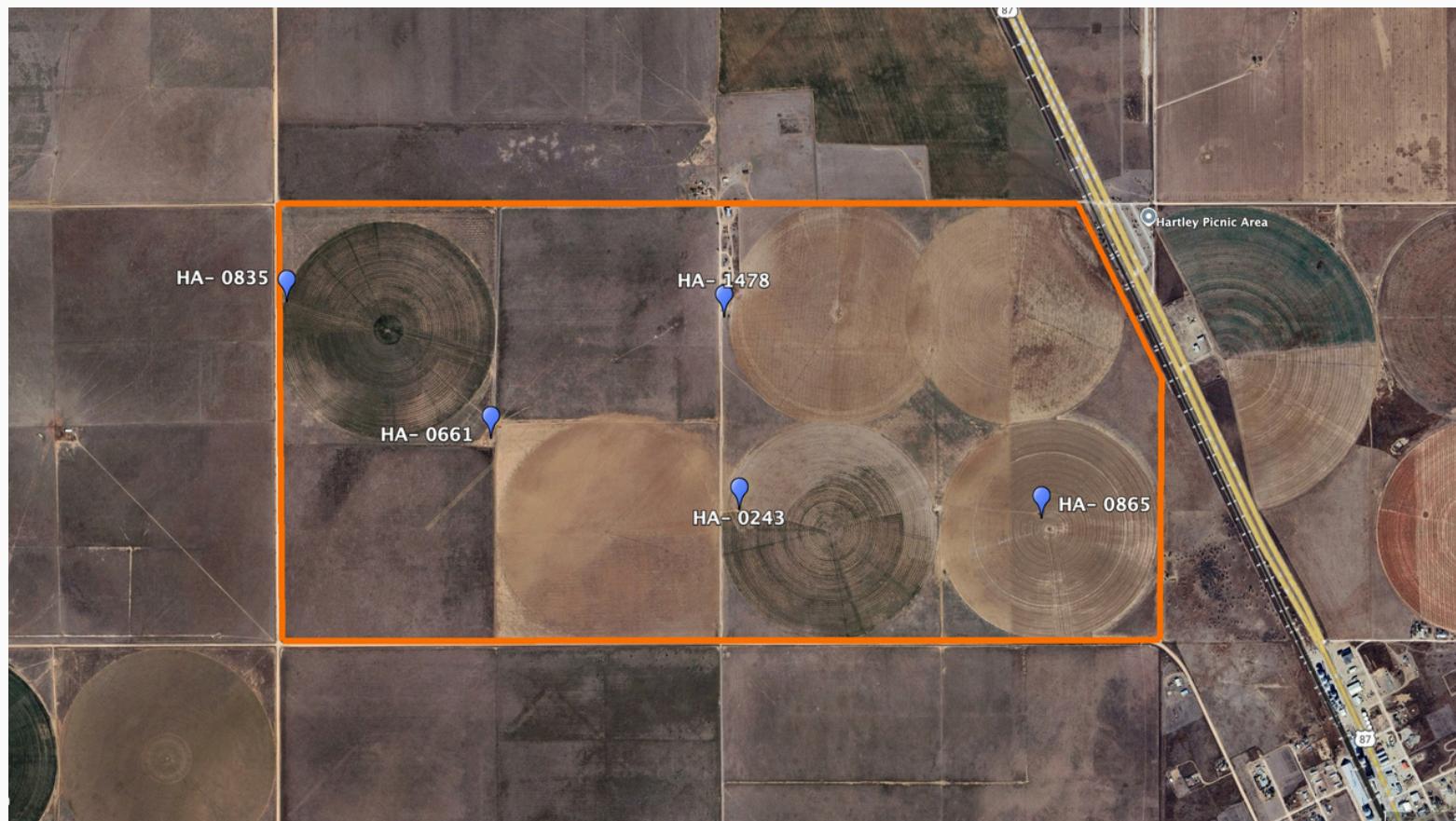


FOR SALE

\$2,600 / acre or \$3,265,600

Highway 87 Irrigated and Grass 1,256



FOR SALE**Highway 87 Irrigated and Grass 1,256**

Irrigation Well:	Well #	Date Drilled	Depth
	HA- 0835	11/ 13/1973	530'
	HA- 0661	03/ 18/ 1968	540'
	HA- 1478	01/ 03/ 1996	553'
	HA- 0243	09/ 01/ 1959	507'
	HA- 0865	03/ 13/ 2074	515'

FOR SALE

Highway 87 Irrigated and Grass 1,256

PROPERTY OVERVIEW

Area: NW of Hartley, TX in Hartley Co.

Location: From Hartley, TX take 8th St to Co Rd L. County Rd L runs along the south boundary of the property. Road Barn Co Rd runs along the west border.

Total Acres: Approximately 1,256 acres

Total Wet Acres: Approximately 710 acres

Grass Acres: Approximately 546 acres (Including corners)

% Irrigated to total acres: 56.52%

Total Irrigation Wells: 5 irrigation wells

Total GPM: Approximately 500 gpm

GPM/ Wet Acre: .704 gpm/ wet acre

Power: 3- phase electricity on the west, and east side of the property

Price: \$2,600/ acre or \$3,265,600

Improvements:

6- Zimmatic 1/4 mile sprinklers

5- Irrigation wells

5- Submersible pumps

3- Gensets

1- 3,000 SF Metal barn

1- House in living condition

Hartley, TX