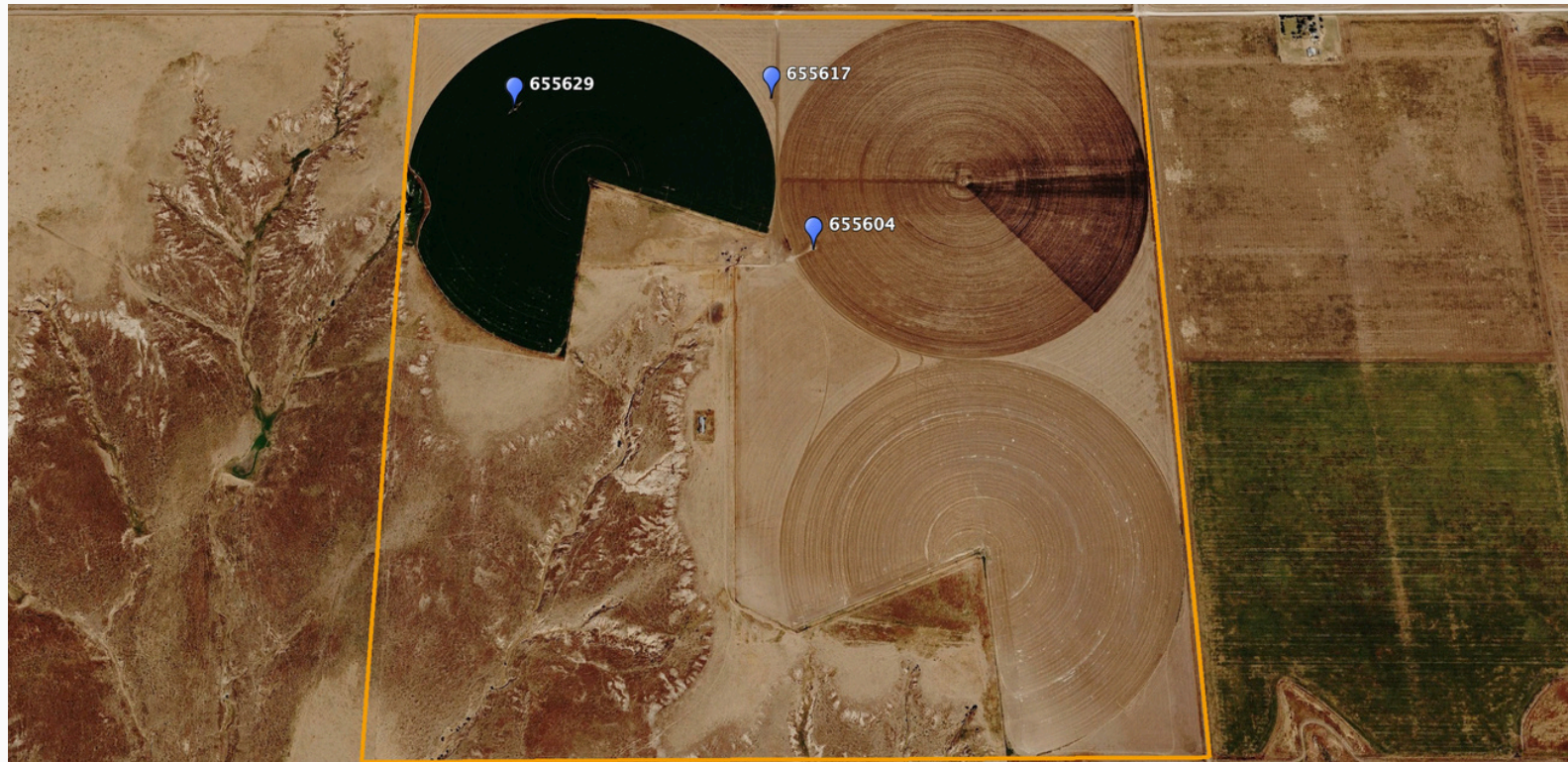
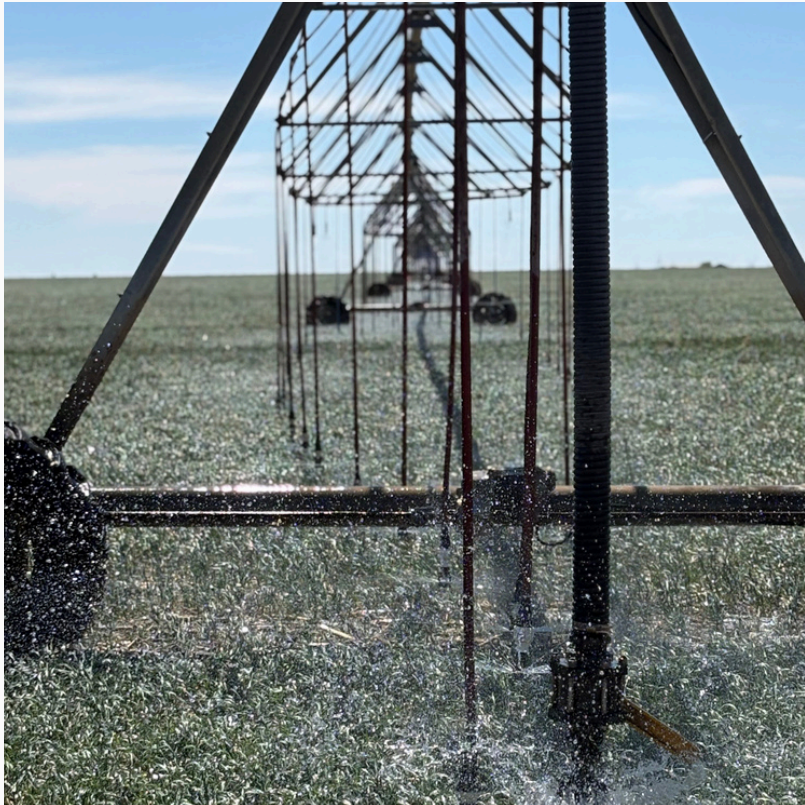


**FOR SALE** Armstrong County  
**Irrigated and Grassland 640**

**\$5,000/ acre**  
**or \$3,200,000**



**FOR SALE** Armstrong County  
Irrigated and Grassland 640



**FOR SALE** Armstrong County  
**Irrigated and Grassland 640**



## **FOR SALE Armstrong County Irrigated and Grassland 640**

### PROPERTY OVERVIEW

Area: East of Amarillo, TX in Armstrong County

Location: From Groom, TX drive west on Business I-40 to Co Rd BB  
Turn left and drive south 2 miles to the NE corner of the property.  
Access: County Rd BB, Alpha Rd.

Total Acres: Approximately 640 acres

Wet acres: Approximately 320 acres

% Irrigated to total acres: 50.00%

Total Irrigation Wells: 3 irrigation wells

Total GPM: Approximately 1,100 gpm

GPM/ Wet Acre: 3.437 gpm/ wet acre

Power: 3- phase electricity on the south of the property

Price: \$5,000/ acre or \$3,200,000

Improvements:

- 3- Valley 1/4 mile sprinklers (Late 1970's and 80's models)
- 3- Irrigation wells
- 3- Turbine pumps with gearhead
- 1- 5 strand barbed wire perimeter fence

**FOR SALE Armstrong County  
Irrigated and Grassland 640**

WELL INFO

<b>Irrigation Wells:</b>	<b>Well #</b>	<b>Date Drilled</b>	<b>Depth</b>
	655629	N/A	479'
	655617	N/A	422'
	655604	N/A	588'