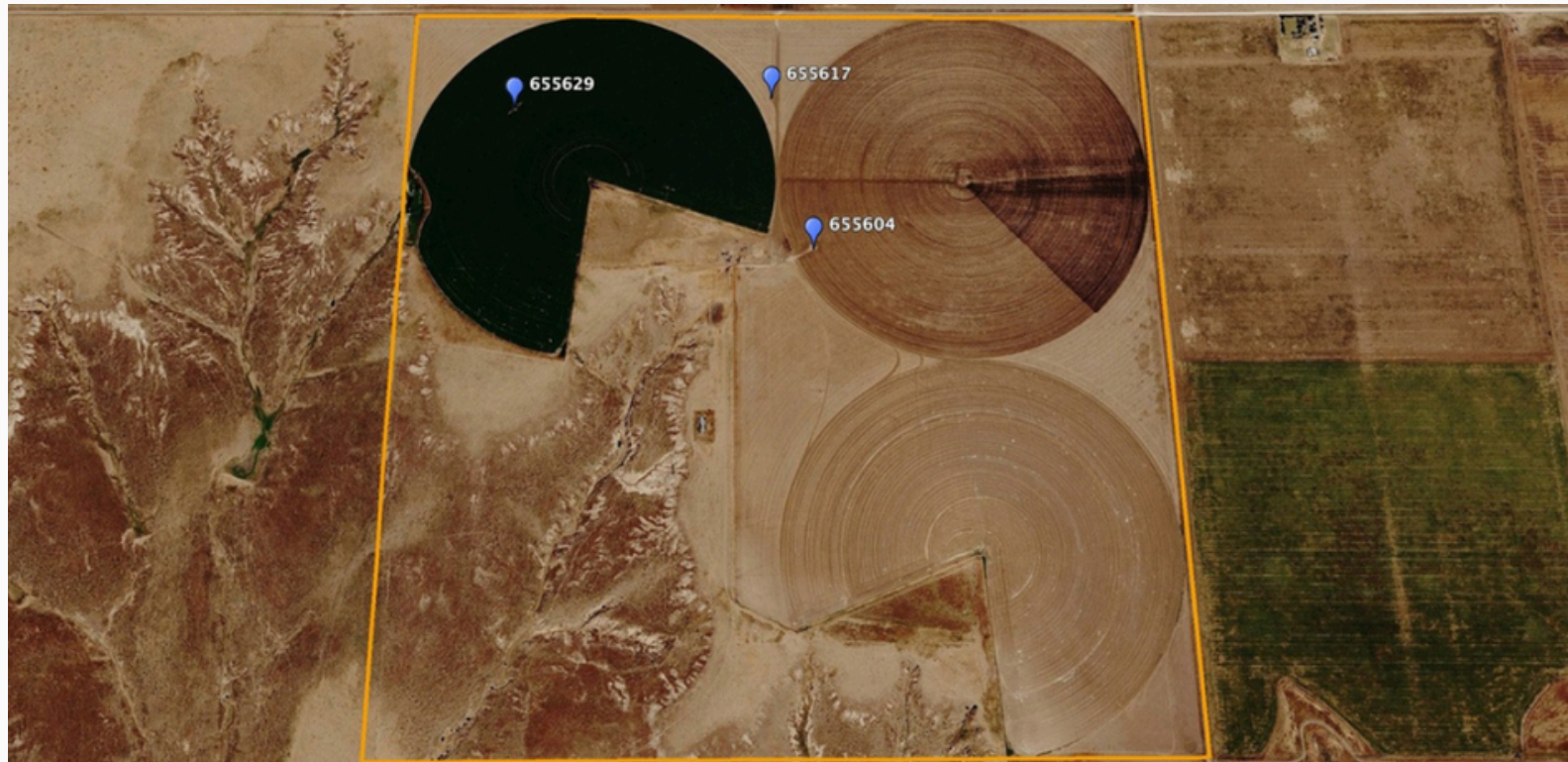


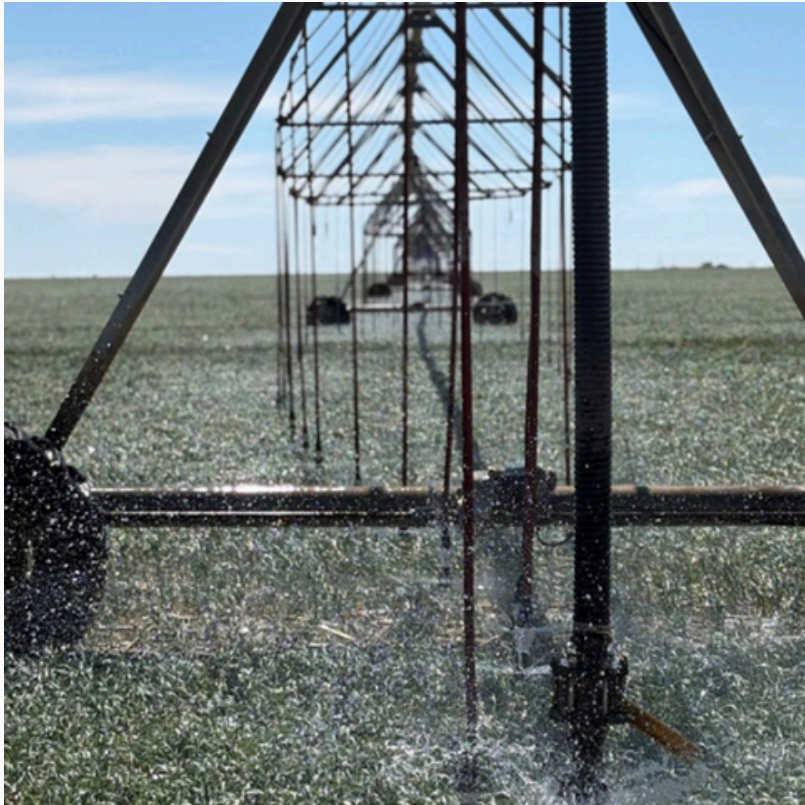
**FOR SALE Carson County Line
Irrigated and Grassland 640**

**\$4,679/ acre
or \$2,995,000**



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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: \$4,679/ acre or \$2,995,000

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

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WELL INFO

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