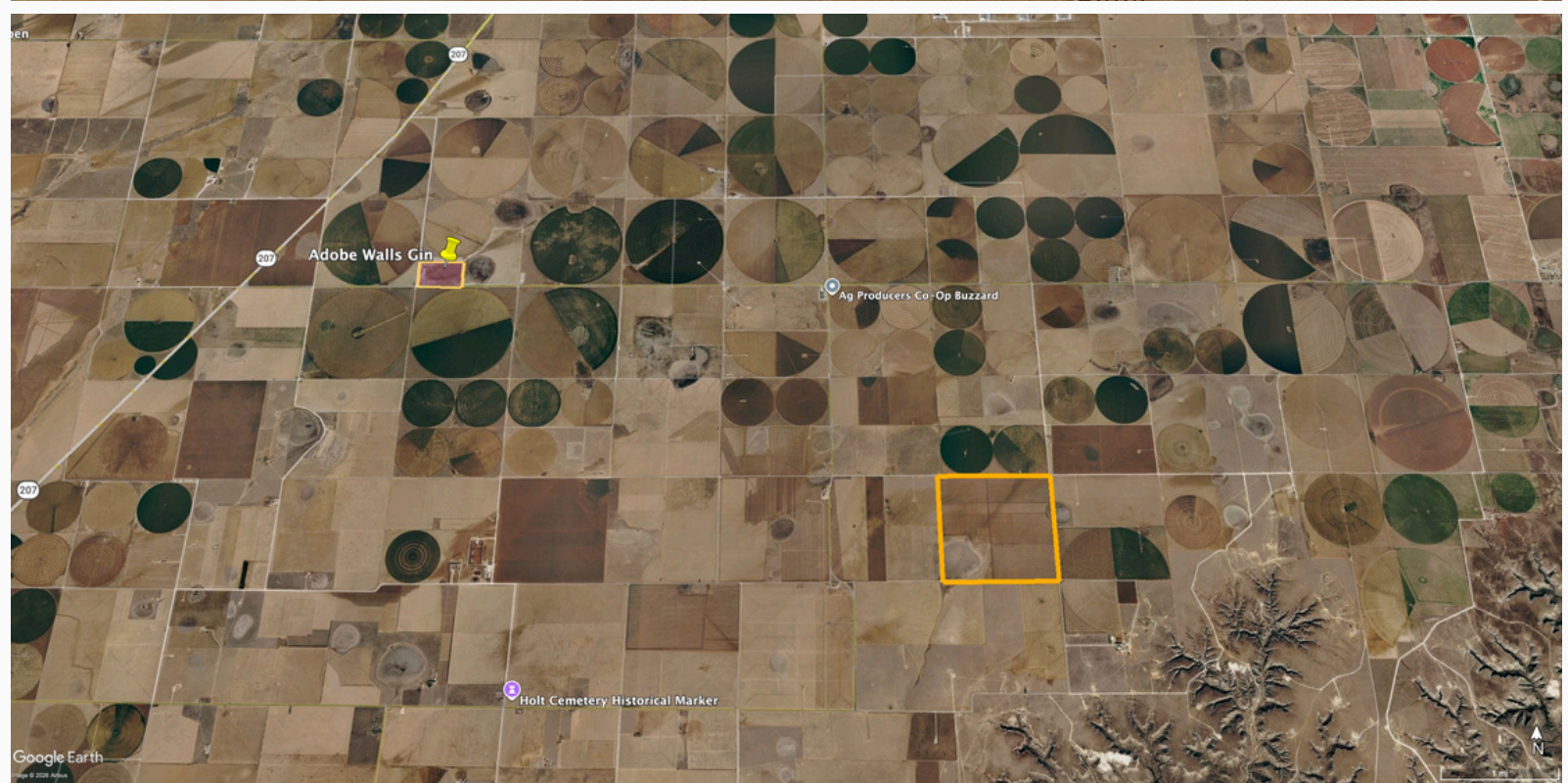


FOR SALE Hutchinson County
Deep Water 640

\$3,125/ acre
or \$2,000,000



FOR SALE Hutchinson County
Deep Water 640

\$3,125/ acre
or \$2,000,000



FOR SALE Hutchinson County
Deep Water 640

\$3,125/ acre
or \$2,000,000

PROPERTY OVERVIEW

Property Type: This is a section of land currently farmed as dryland but has 3 irrigation wells and sits in a very strong water area. This property is ideal for irrigated farm development.

Area: South of Spearman, TX in Northern Hutchinson Co.

Location: From Spearman, TX drive south on FM 760 for 7 miles to 1.5 miles to Buzzard Co-op, continue south 2 miles on FM 281 to County Rd A, Turn left and drive east for 1 mile to the NE corner of the section.

Access: County Rd A, County Rd 27, County Rd B

Total Acres: Approximately 640 acres

Grass acres: Approximately 110 acres

Dryland Acres: Approximately 530 Acres

Total Irrigation Wells: 3 irrigation wells

Total GPM: N/A

Power: 3- phase electricity along the north boundary, single- phase electricity on the east and south boundaries, natural gas

Improvements: 3- irrigation wells

1- Stockwell

1- 5 strand barbed wire perimeter fence

Saturated Thickness: 150' to 250'

Depth to Water: Approximately 400' to 425'

FOR SALE Hutchinson County
Deep Water 640

\$3,125/ acre
or \$2,000,000

WELL INFO

Well Information:	Well #	Date Drilled	Depth
	HU- 0351	11/05/1964	610'
	HU- 0353	03/07/1964	700'
	HU- 0352	03/24/1964	550'

FOR SALE Hutchinson County
Deep Water 640

\$3,125/ acre
or \$2,000,000

Hartley
Texas, AC +/-



Boundary

Shawn Gillispie
P: 8069225532
www.gillispieandgroup.com
6107 S Coulter St., Ste. 300

id. The information contained herein was obtained from sources deemed to be reliable. Land Job Services makes no warranties or guarantees as to the completeness or accuracy thereof.

FOR SALE Hutchinson County

Deep Water 640

\$3,125/ acre

or \$2,000,000

All Polygons 608.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ShA	Sherm clay loam, 0 to 1 percent slopes	505.9	83.14	0	45	2s
Ne	Ness clay, 0 to 1 percent slopes, frequently ponded	66.6	10.95	0	11	5w
SuB	Sunray loam, 1 to 3 percent slopes	28.25	4.64	0	51	3e
SuA	Sunray loam, 0 to 1 percent slopes	7.71	1.27	0	51	2e
TOTALS		608.4 6(*)	100%	-	41.63	2.37

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 289.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ShA	Sherm clay loam, 0 to 1 percent slopes	282.5 2	97.7	0	45	2s
Ne	Ness clay, 0 to 1 percent slopes, frequently ponded	6.64	2.3	0	11	5w
TOTALS		289.1 6(*)	100%	-	44.22	2.07

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 319.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ShA	Sherm clay loam, 0 to 1 percent slopes	223.3 8	69.96	0	45	2s
Ne	Ness clay, 0 to 1 percent slopes, frequently ponded	59.96	18.78	0	11	5w
SuB	Sunray loam, 1 to 3 percent slopes	28.25	8.85	0	51	3e
SuA	Sunray loam, 0 to 1 percent slopes	7.71	2.41	0	51	2e
TOTALS		319.3(*)	100%	-	39.29	2.65

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

FOR SALE Hutchinson County
Deep Water 640

\$3,125/ acre
or \$2,000,000

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water