

**FOR SALE** Lipscomb Co  
**Top Water Irrigated 460**

**\$6,000/ acre or \$2,754,600**



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### PROPERTY OVERVIEW

Area: SW of Follett, TX in Lipscomb Co.

Location: From Follett, TX drive west on Highway 15 for 1.2 miles to County Rd 22. Turn left and drive south 2 miles to the North boundary of the property.

Access: County Rd 22, County Rd H

Total Acres: Approximately 460 acres

Wet acres: Approximately 340 acres

% Irrigated to total acres: 73.9%

Total Irrigation Wells: 2 irrigation wells

Total GPM: Approximately 1,800 gpm

GPM/ Wet Acre: 5.29 gpm/ wet acre

Power: Natural gas, single phase electricity

Improvements:

- 2- irrigation wells
- 2- turbine pumps with gearheads
- 2- Chevy engines
- 2- Valley 1/4 mile sprinklers, 1- Valley 100 acre sprinkler
- Models 1- 2024, 1- 1999, 1- 1999
- 1- Doublewide Trailer house in living condition.

Price: \$6,000/ acre or \$2,754,600