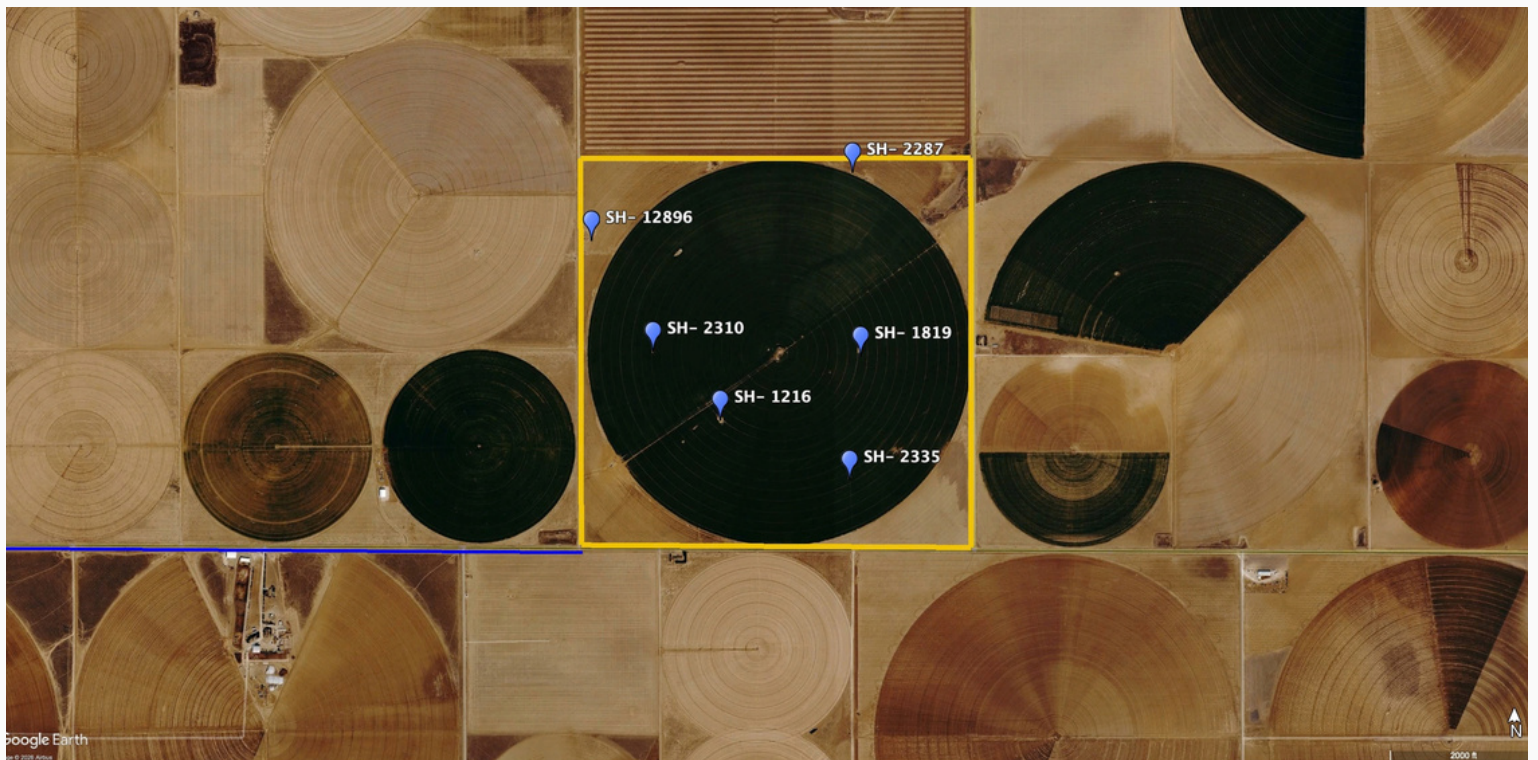


FOR SALE NE Sunray
Section 46 Irrigated 650

\$3,740/ acre or \$2,431,000



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PROPERTY OVERVIEW

Area: NE of Sunray, TX in Sherman Co.

Legal Description: Section 46, Block 3B, GH&H Survey

Location: From Sunray, TX drive north on FM 119 for 7.5 miles to FM 1573. Turn right on FM 1573 and drive east for 3.3 miles to County Rd 23. Property sits on the NE corner of the intersection.

Total Acres: Approximately 650 acres

Wet acres: Approximately 490 acres

% Irrigated to total acres: 75.38%

Total Irrigation Wells: 6 irrigation wells

Total GPM: Approximately 750 gpm

GPM/ Wet acre: 1.53 gpm/ wet acre

Power: 3-phase electricity, natural gas

Improvements:

- 6- Irrigation wells
- 1- Zimmatic 1/2 mile sprinkler 2010 model
- 4- submersible pumps
- 2- irrigation engines
- 2- Turbine pumps with gearheads

Price: \$3,740/ acre or \$2,431,000