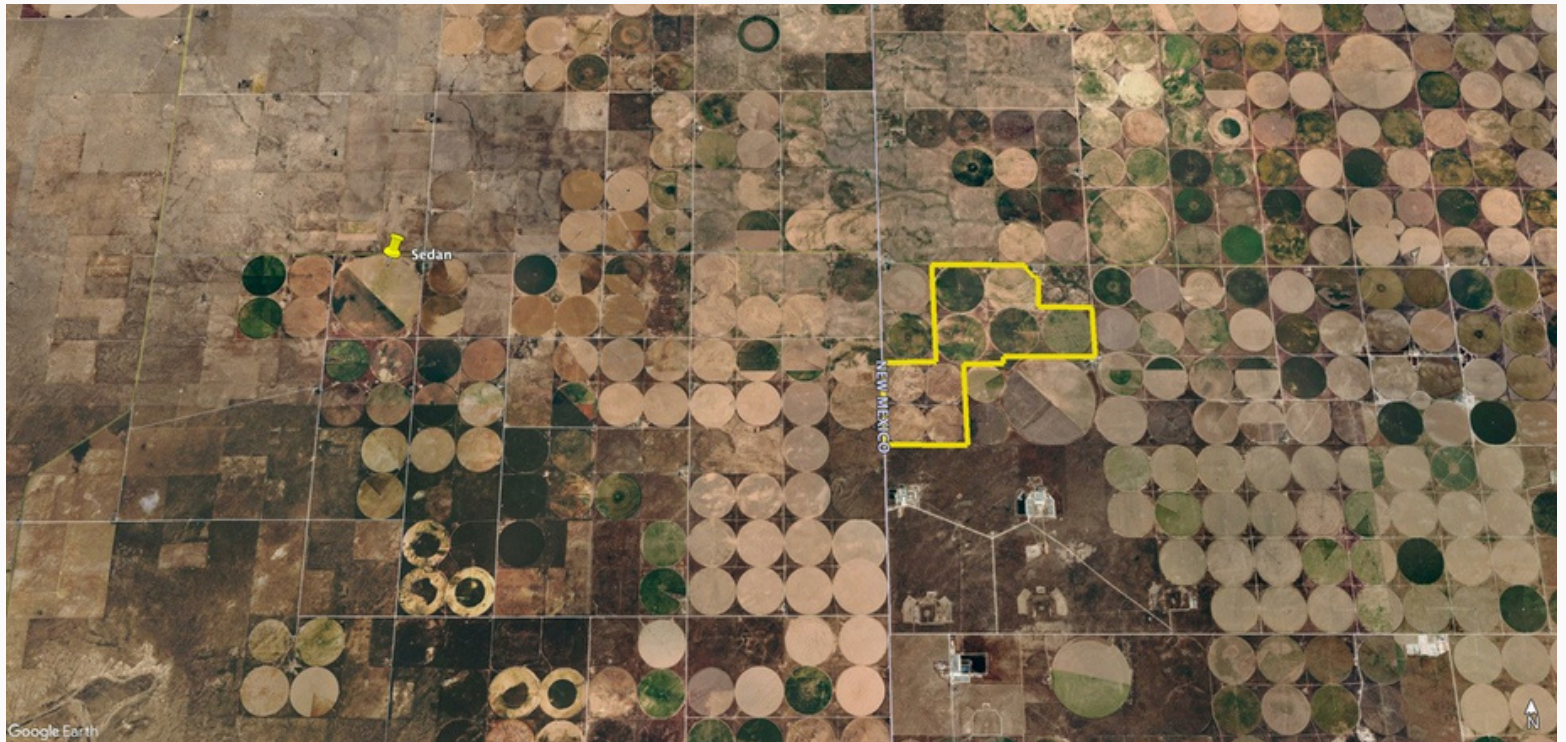


FOR SALE

Stateline Irrigated Farm 1,574

**\$2,800/ acre or
\$4,407,200**



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Property Overview

Area: NW of Dalhart, TX in Dallam Co.

Location: From Dalhart, TX drive NW on Highway 87 for 7.5 miles to FM 102. Turn left and drive east for 21.5 miles to the entrance of the property. Property sits on the south side of the highway.

Total Acres: Approximately 1,574 acres

Wet acres: Approximately 1,206 acres

% Irrigated to total acres: 76.66%

Total Irrigation Wells: 10 irrigation wells

Total GPM: Approximately 1,210 gpm

GPM/ Wet acre: 1 gpm/ wet acre

Power: 3-phase electricity, natural gas (newly installed 3-phase electricity runs through the middle of the farm).

Recent Improvements: Seller has spent \$60,000 this year on underground line work including repairing leaks and replacing older lines.

Improvements:

10- irrigation wells

10- electric submersible pumps with panels. All pumps are 3 years old or newer. 3 pumps replaced in the last year.

5- 158 acre sprinklers including 3- Zimmatic, and 2- Reinke

4- 103 acre sprinklers including 1- Lockwood, 1- Valley, 2- Hydrus sprinklers.

1- Perimeter barbed wire fence surrounding the entire farm.

1- Stock well

Price: \$2,800/ acre or \$4,407,200

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