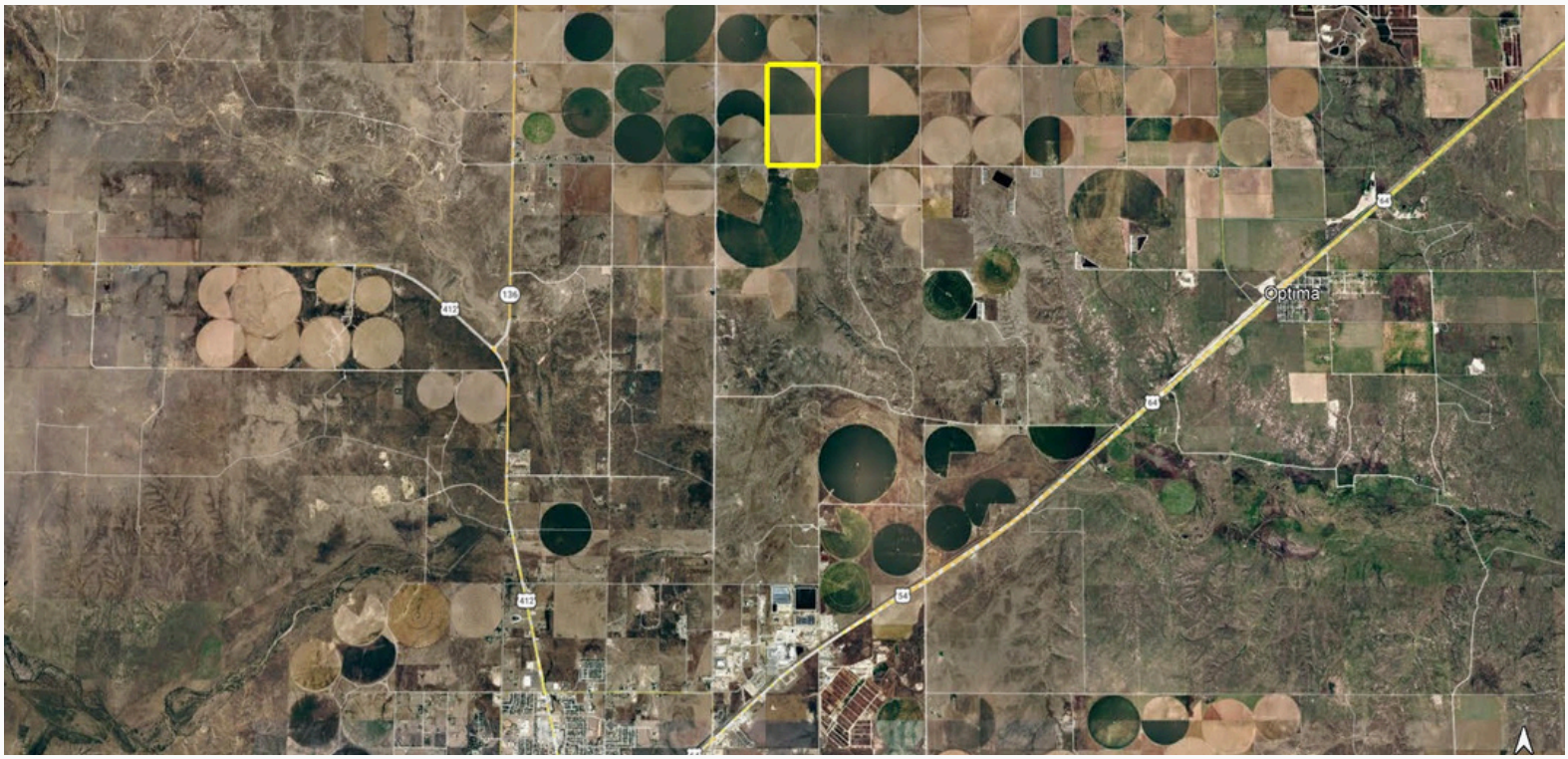
Gillispie Land Group, LLC

Joel Wilson
(580) 651- 2060

FOR SALE

TX CO IRRIGATED FARM 320

$1,120,000
$3,500/acre





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Property Overview

- **Driving Instructions: From the intersection of US Highway 54 and Hurliman Road in Guymon - 6.5 miles north on Hurliman Road to Road O, then ½ mile east to the northwest corner of the property.**
- **320± Acres – Texas County, Oklahoma**
- **E/2 of Section 28, T4N, R15ECM**
- **Productive agricultural tract with existing irrigation infrastructure**
- **½-mile center pivot currently operated on the property (tenant owned)**
- **Existing irrigation well, originally drilled in 1966**
- **Pivot currently reported by the tenant to be nozzled at approximately 300 GPM**
- **Landowner-owned pump and gearhead convey with the real estate**
- **Center pivot and irrigation motor are tenant-owned and do not convey with the real estate**
- **Tenant has indicated the pivot and motor may be available for separate purchase, or they will be removed**
- **Potential opportunity for a purchaser to evaluate additional groundwater development, subject to independent investigation and testing**
- **Excellent access along paved County Road O on the north boundary**
- **Located in an established agricultural area with a history of irrigated farming**
- **Offered at $3,500 per acre**

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