

3430 I-40 West Amarillo, Tx 79102 Phone: 806-355-9856 Fax: 806-358-3481

#### 320+/- Acre Irrigated Farm Hale County TX



Price: \$784,000
Total Acres:320
Irrigated Acres:248
Dryland Acres:72
Taxes: \$1,684

• Mineral Rights: 1/2 Owned Convey

This is a very nice farm in a very productive part of Hale County. Immediate possession is available, which includes: A half circle of irrigated wheat, two corners of wheat, a half circle that has been disked, a circle that has been strip-tilled on 30" rows, and the remaining six corners that have been strip-tilled. This farm is ready to step into and begin planting. Possession will remain available, but may require any further crop inputs to be reimbursed.

The farm has two 2006 Zimmatic Sprinklers, each nozzled at 614 gpm. Each sprinkler is equipped with LDN nozzles on 60" centers, Field Vision Panels, and has 1,600 gallon poly fertilizer tanks. Fertigation pumps are not included. There are kill wires ran to the sprinklers and a few wells, but it is not complete on the West side.

Water is supplied by four submersible wells, producing 650 gpm according to the seller. All four wells have had the pumps replaced in 2013 and one in 2014. Well #2 is not being used, and would require a liner placed in the casing and a pump. One sprinkler is run at a time with higher pressure than the charted pressure. The underground line is all high pressure PVC line. There is a booster pump at each sprinkler.

The farm is signed up into corn-Arc County, soybeans-Arc County, and the rest of the covered commodities are in PLC. The farm is also enrolled in the CSP for five years, and will transfer if buyer is in the program. The CSP program pays \$30-32 per acre according to the seller.

This is a very nice farm with excellent equipment. It is close to several dairies and feedyards. It is also in the proximity of the cucumber shed.

#### **Listing Agent: Eric Turpen**

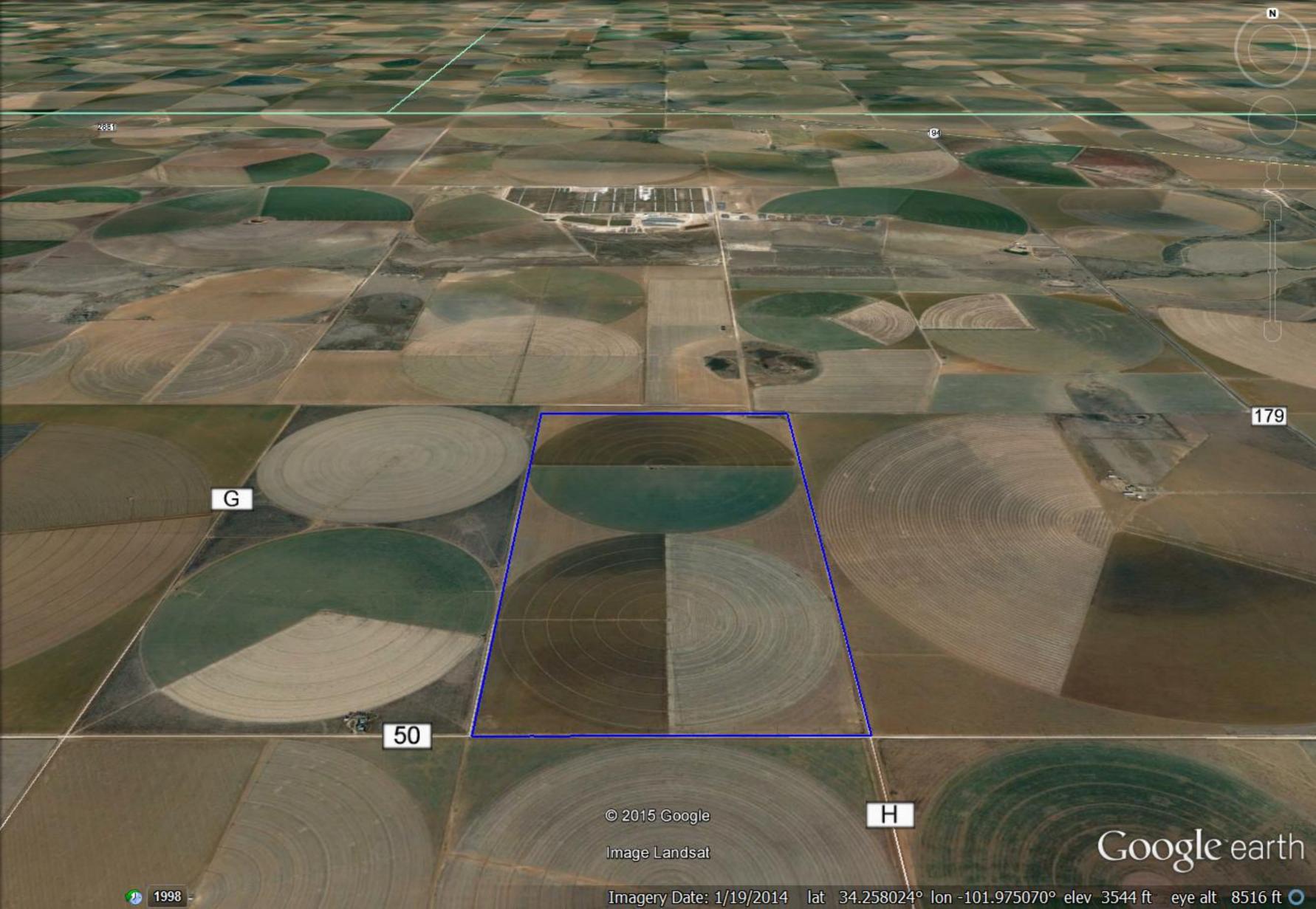


**Phone Number**: 806-679-6206 **Email**: Eric@CliftLandBrokers.com

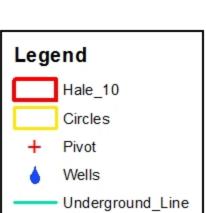
URL to Property: http://www.cliftlandbrokers.com/property/320-acre-irrigated-farm-hale-

county-tx/

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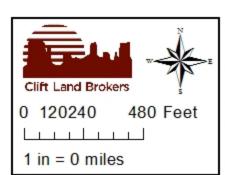


#### Hale 10 Aerial

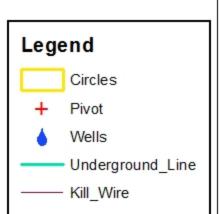


Approximately: 12,391 feet of Underground Line

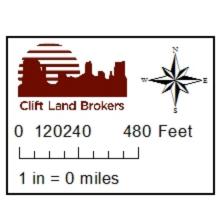


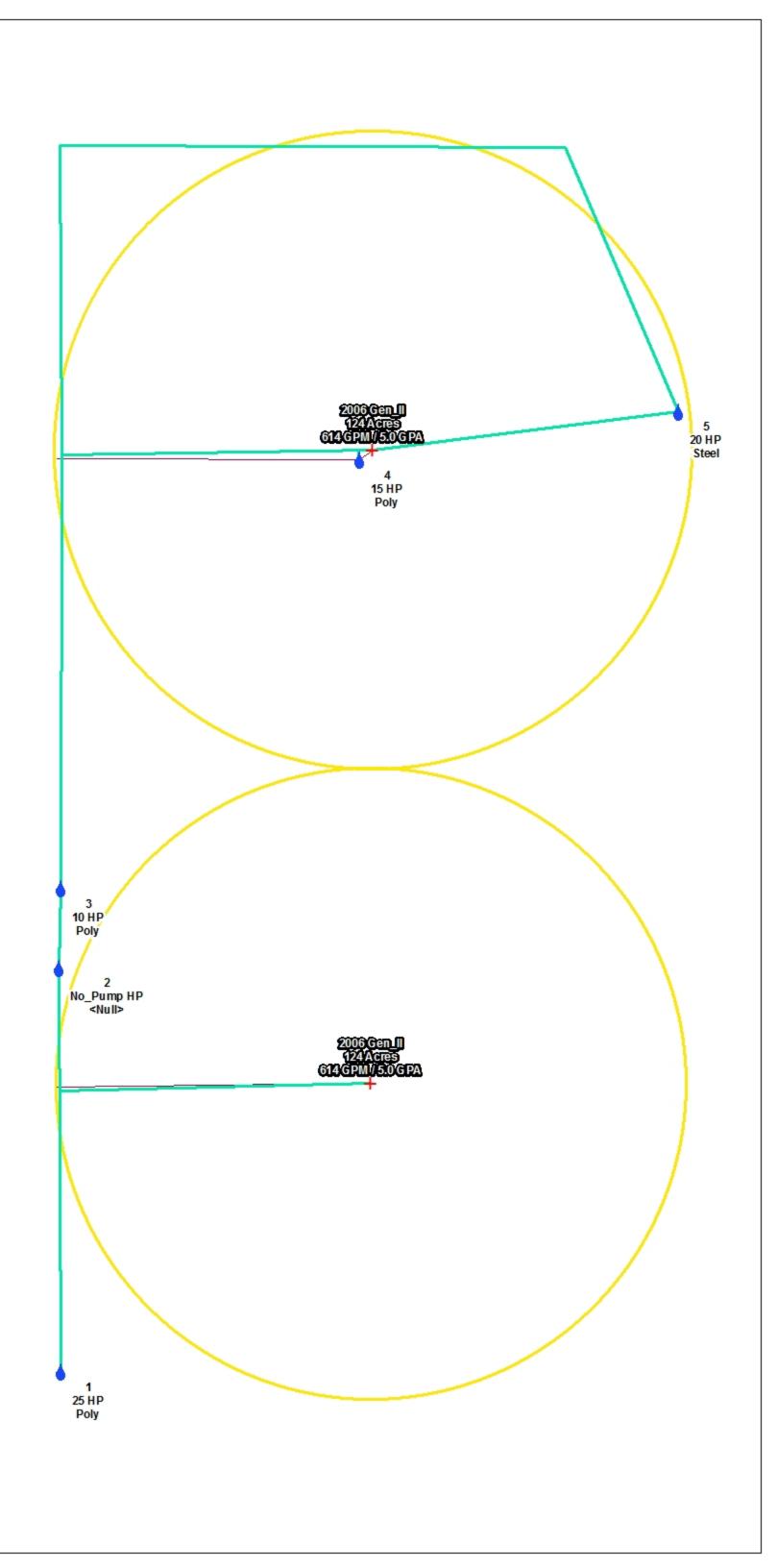


# Hale 10 Improvements

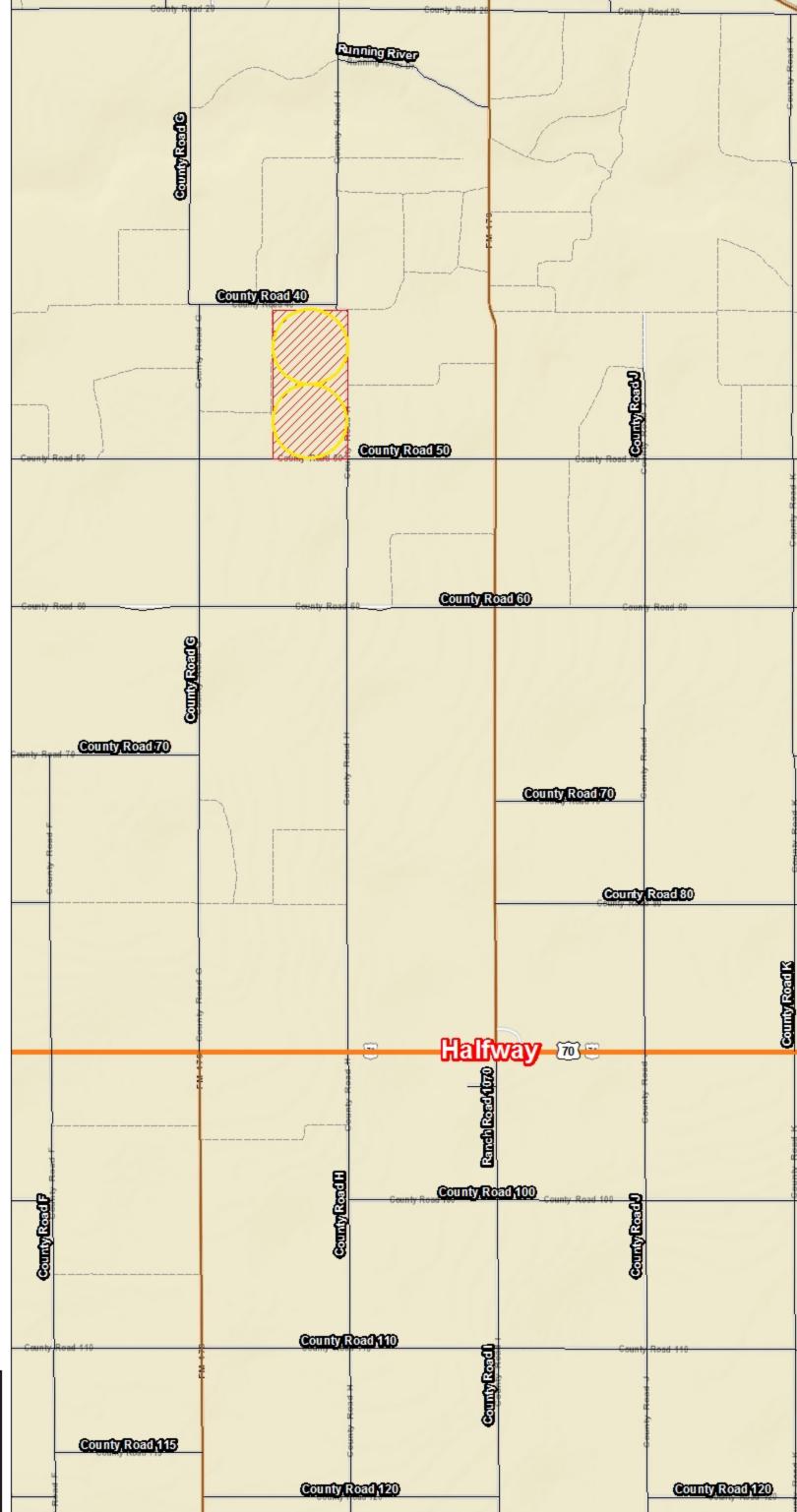


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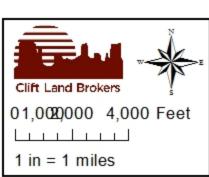


### Hale 10 Roads

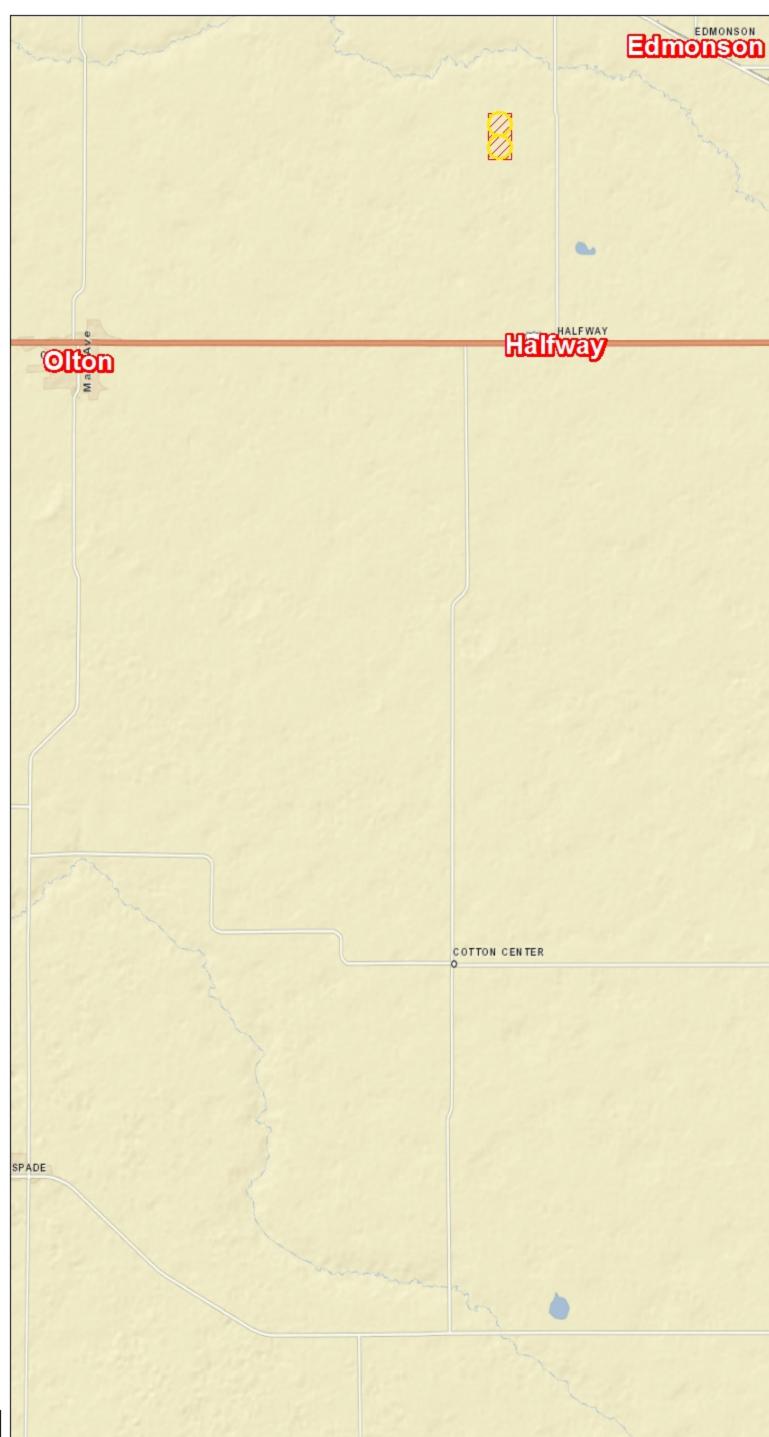


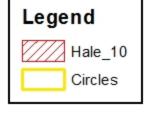
Legend
Hale\_10
Circles

Approximately: 12,391 feet of Underground Line

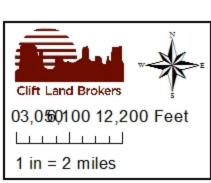


## Hale 10 Roads

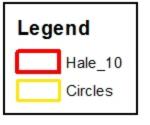




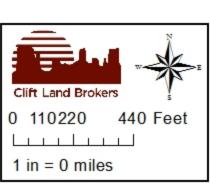
Approximately: 12,391 feet of Underground Line



## Hale 10 Soils

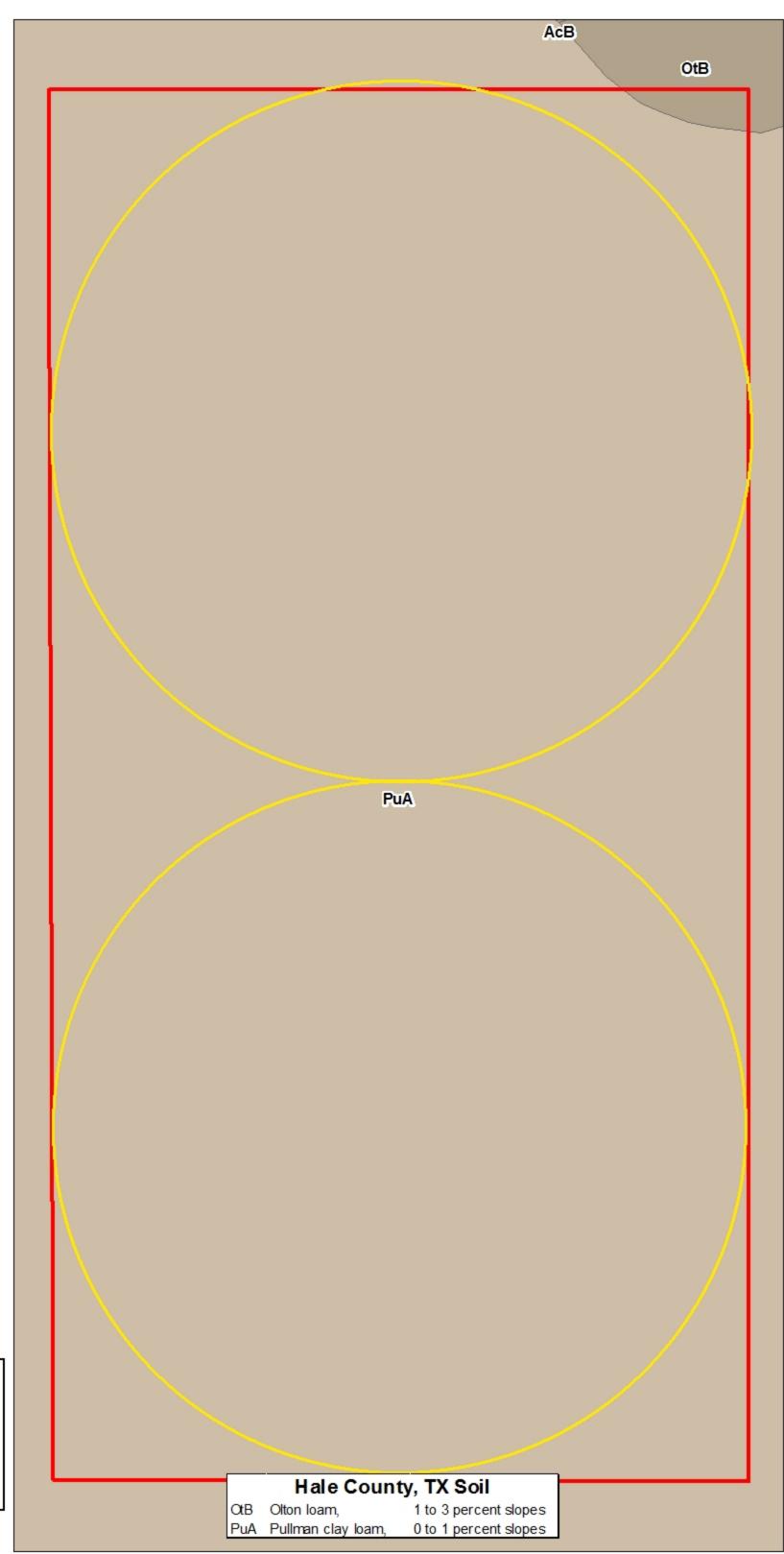


Approximately: 12,391 feet of Underground Line

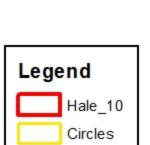


Created By: Eric B. Turpen Copyright 2015

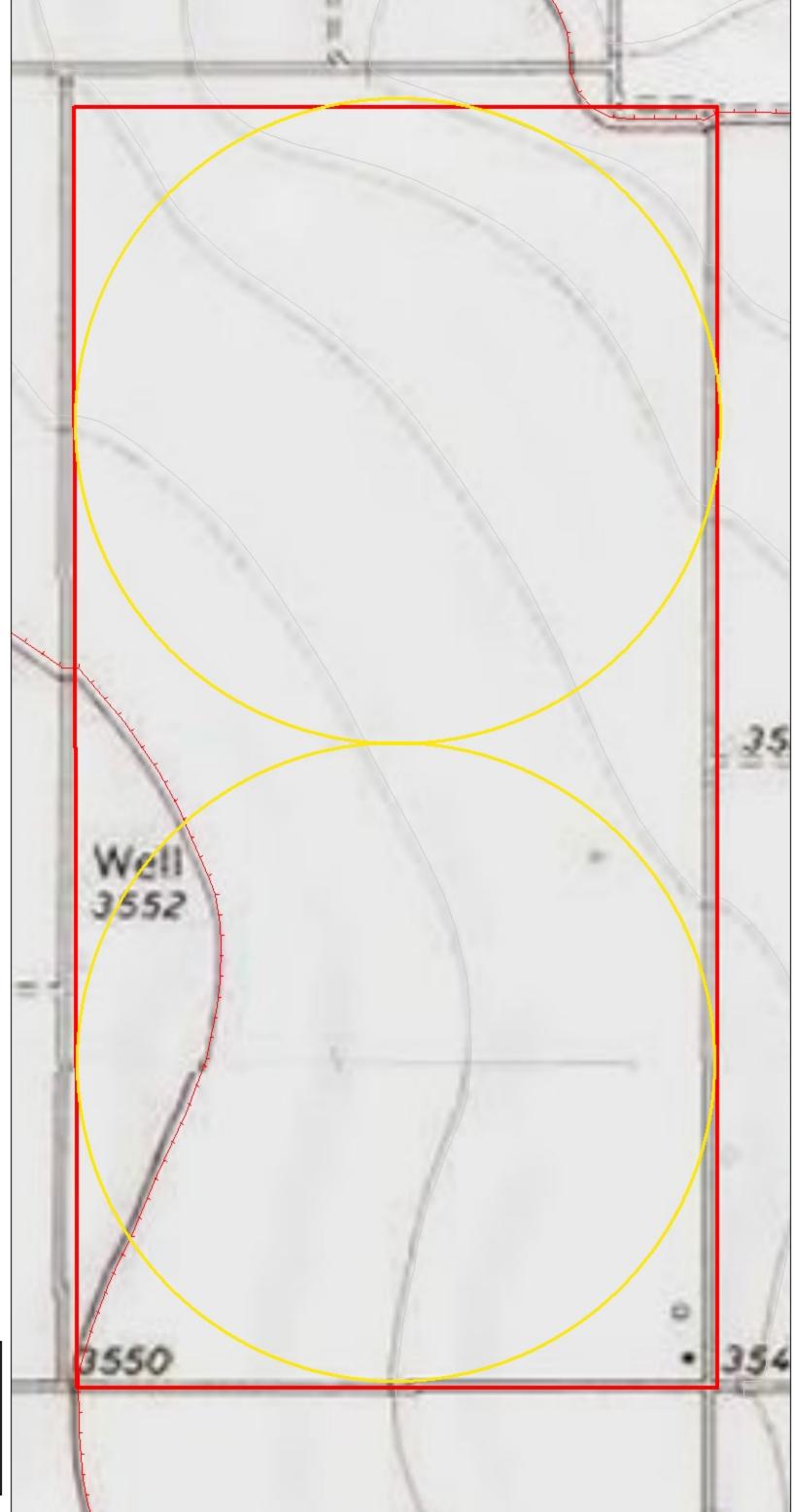
Hale County, TX Soil OtB Olton loam, 1 to 3 percent slopes 0 to 1 percent slopes PuA Pullman clay loam,

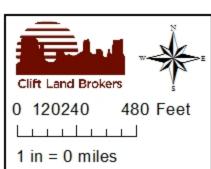


# Hale 10 Topography

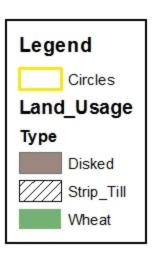


Approximately: 12,391 feet of Underground Line

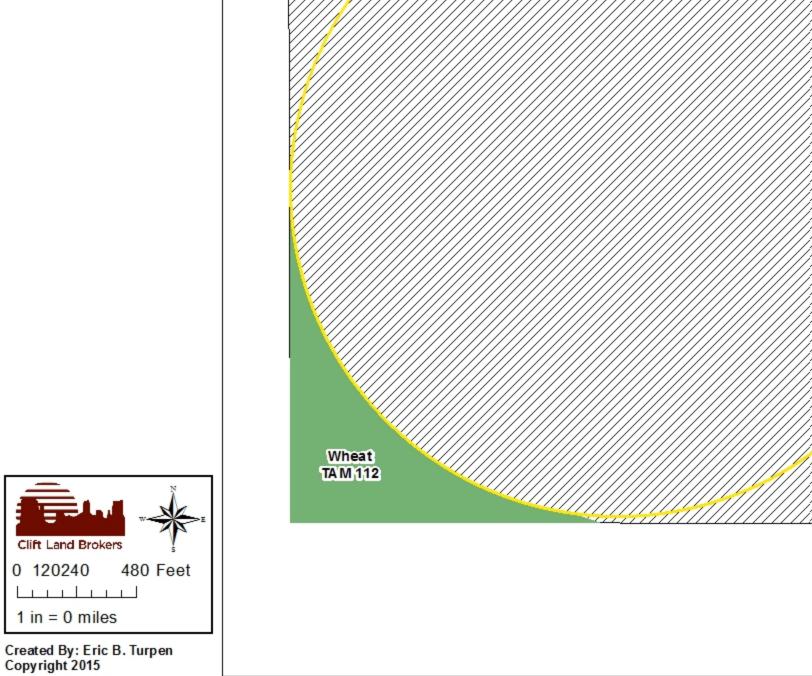




#### Hale 10 Land Use



Approximately: 12,391 feet of Underground Line



Wheat TAM 112

Wheat TA M112

Disked

Strip\_Till 30"

