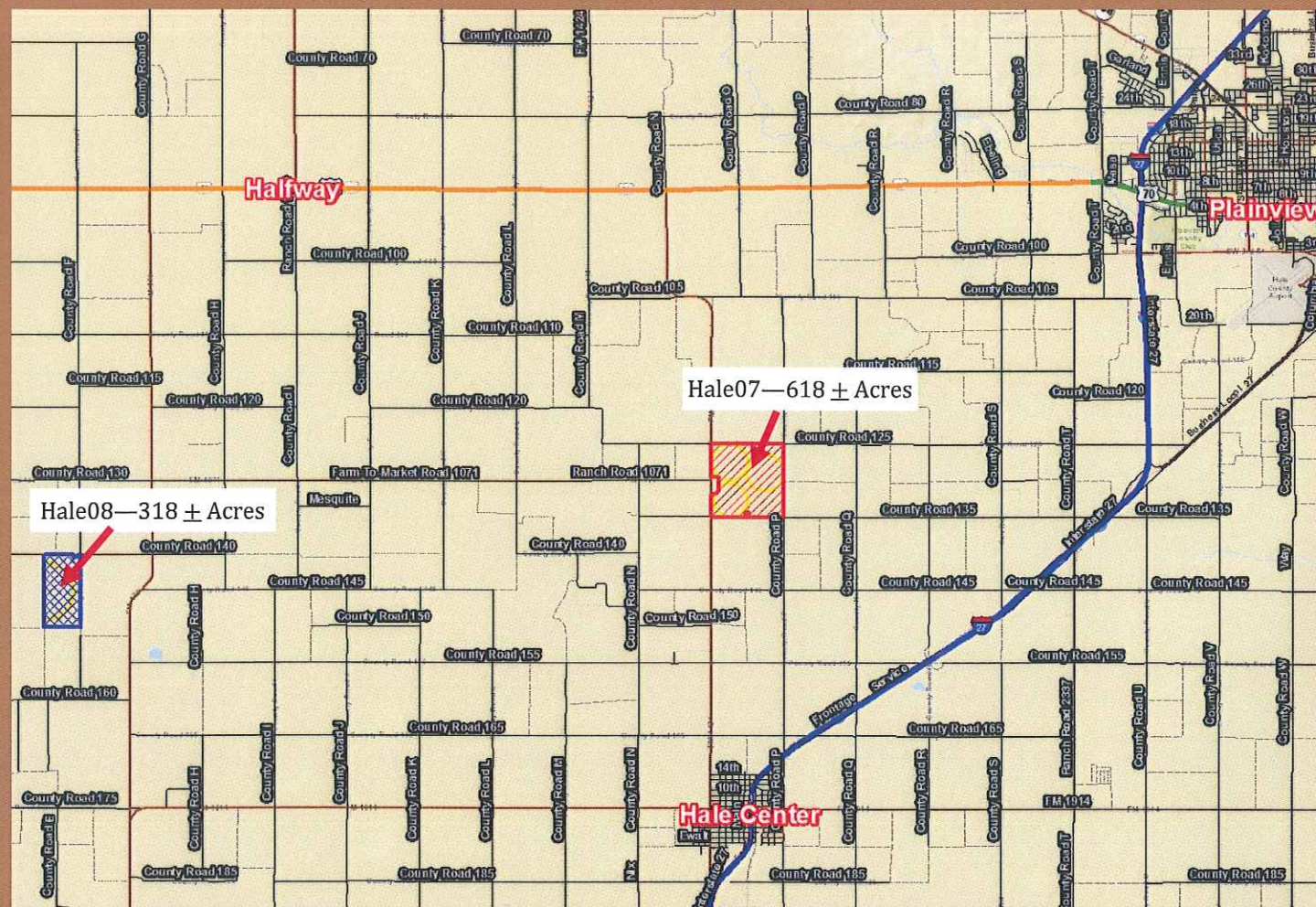


# IRRIGATED FARMS HALE COUNTY, TEXAS



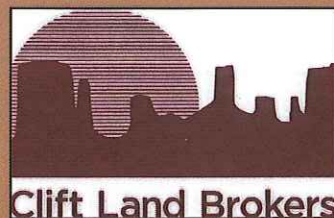
Hale08—318 ± Acres

1.25 miles west of the intersection of FM 179 and FM 1071 to the northeast corner of the property.

Hale07—618 ± Acres

3.5 miles north of Hale Center, TX on FM 1424 to the southwest corner of the farm. This is at the intersection of FM 1424 and FM 1071.

For more information visit:  
[www.SouthPlainsFarms.com](http://www.SouthPlainsFarms.com)  
[www.CliftLandBrokers.com](http://www.CliftLandBrokers.com)

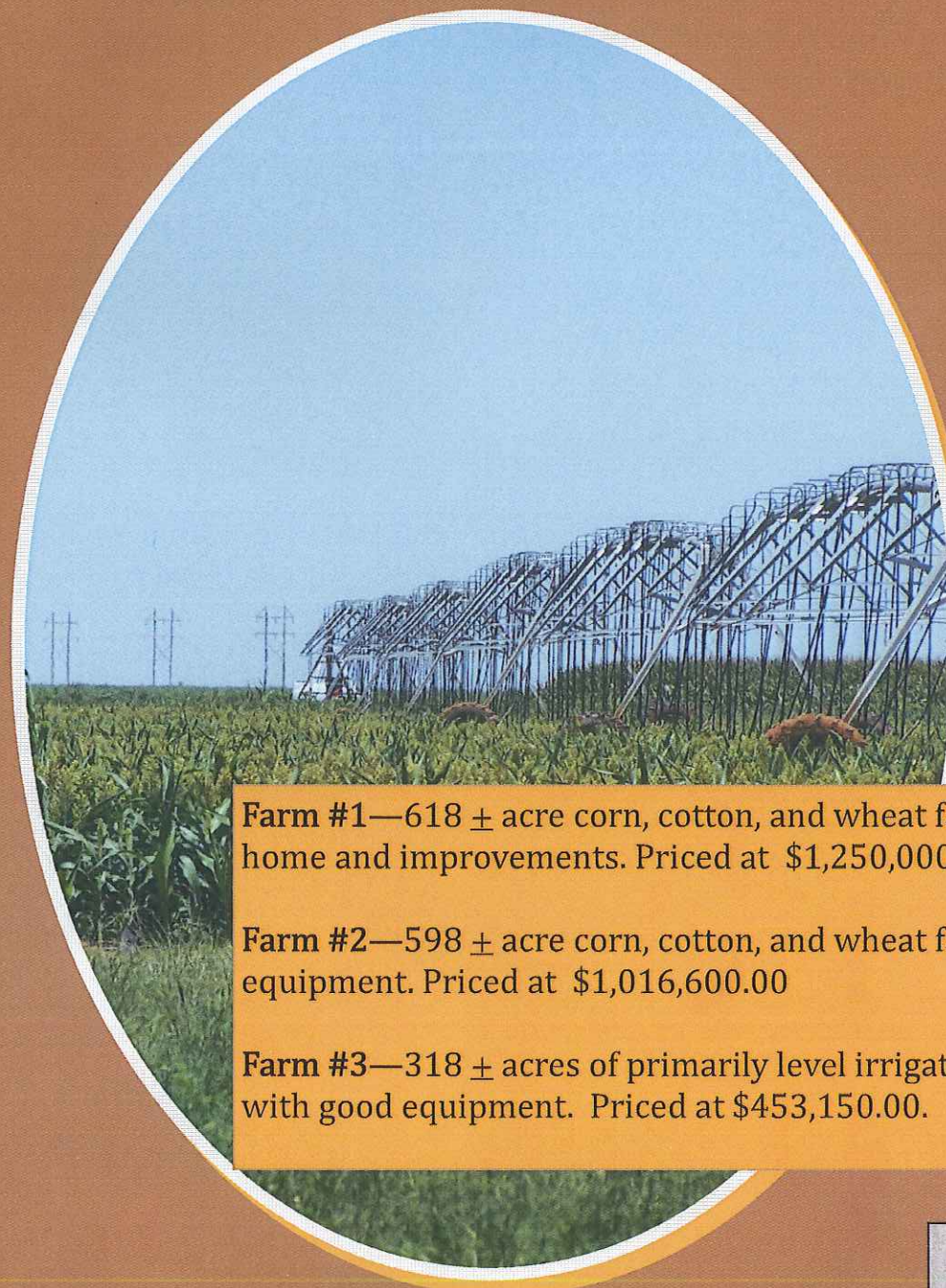


Eric Turpen, Associate Broker  
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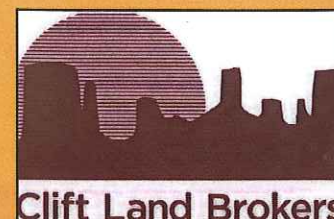
Revised 11-26-2013



**Farm #1—618 ± acre corn, cotton, and wheat farm with a nice home and improvements. Priced at \$1,250,000.00.**

**Farm #2—598 ± acre corn, cotton, and wheat farm. With good equipment. Priced at \$1,016,600.00**

**Farm #3—318 ± acres of primarily level irrigated farmland with good equipment. Priced at \$453,150.00.**



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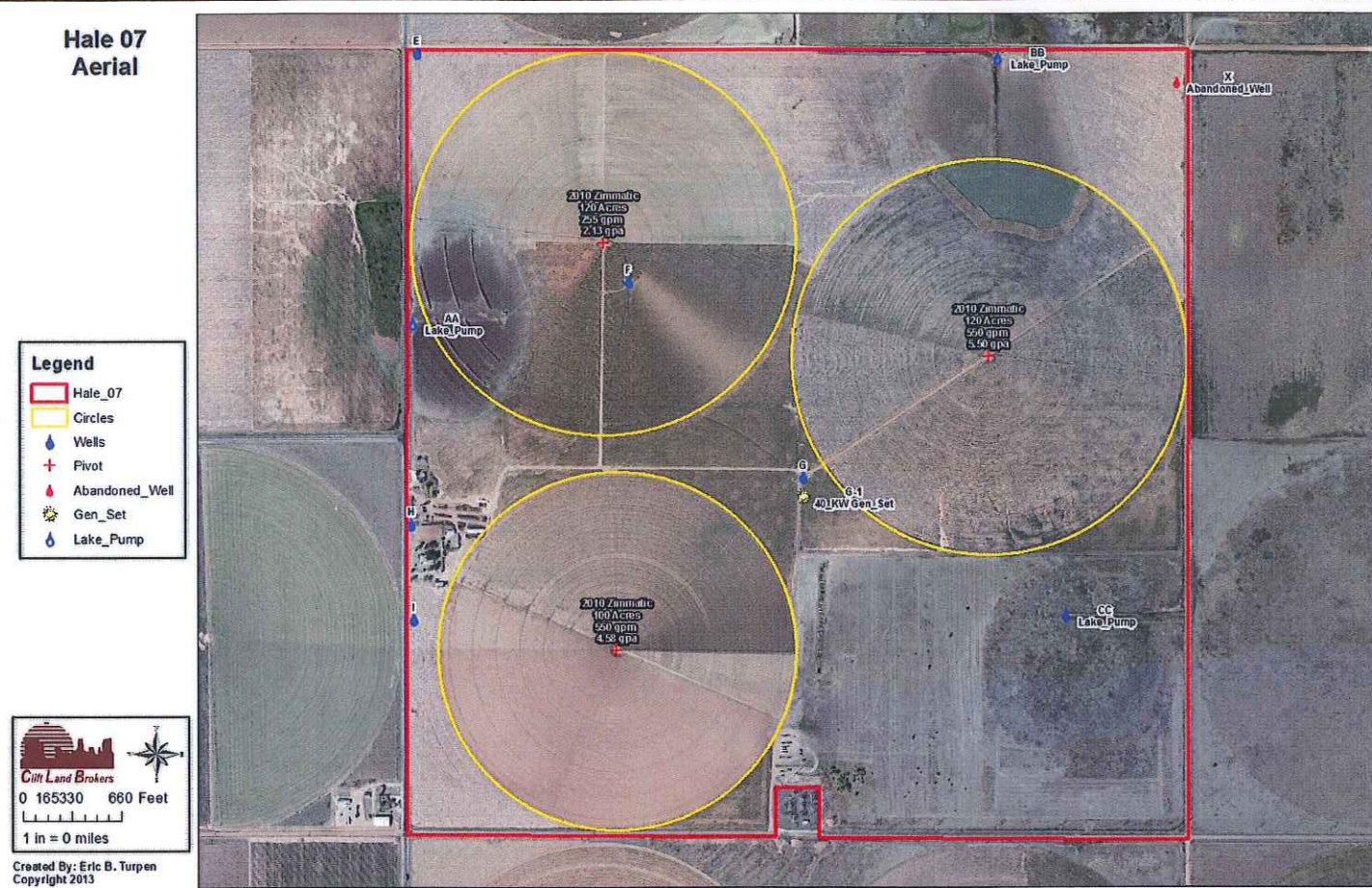


# Hale07—618 ± Acres

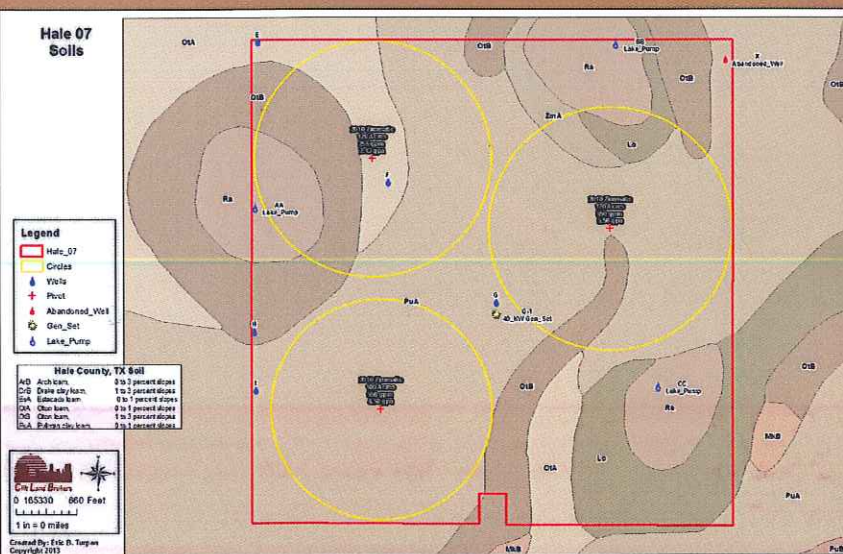
This farm consists of 340 ± acres of irrigated farmland, 90 ± acres of dryland, and 168 ± acres of grassland. Crop production currently includes corn, cotton, and wheat. With the cattle facilities and grass pastures, this property would make an excellent stocker or cow calf operation.

There are two homes on this farm including a large 2,661 ± square foot brick home with lots of country charm and a 1,296 ± square foot house currently used for employee housing.

Hale 07  
Aerial

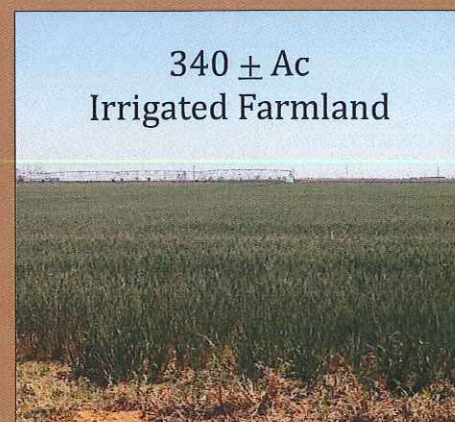


Hale 07  
Soils

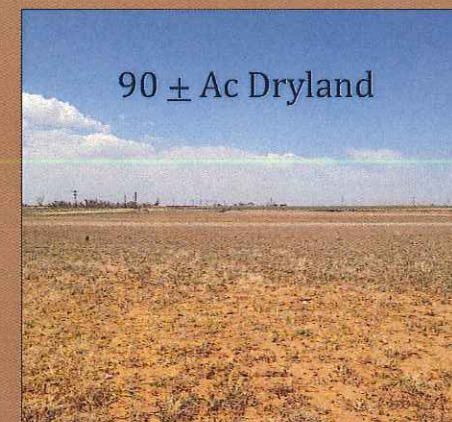


## The Land & Equipment

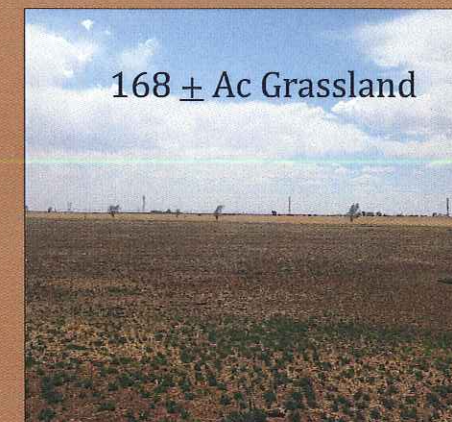
340 ± Ac  
Irrigated Farmland



90 ± Ac Dryland



168 ± Ac Grassland



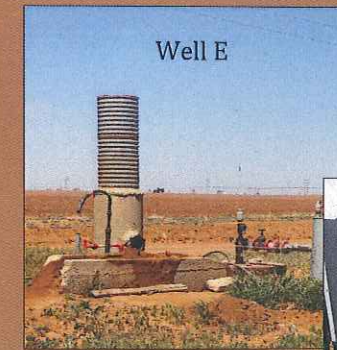
There are a total of five submersible wells. (see Aerial Map).

Well G is powered by a 40 KW natural gas Gen Set.

There are three playa lakes and each has a lake pump. Lake pump AA is the only one currently operational, and catches the most water.

The floating pump is owned by the tenant.

Well E

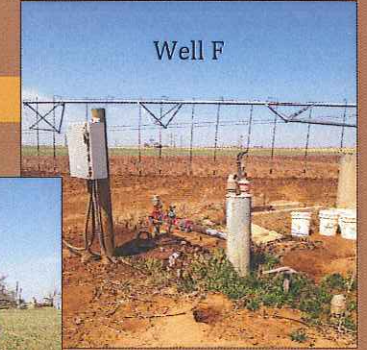


Water Wells

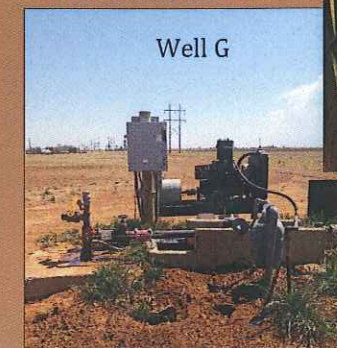
Well I



Well F



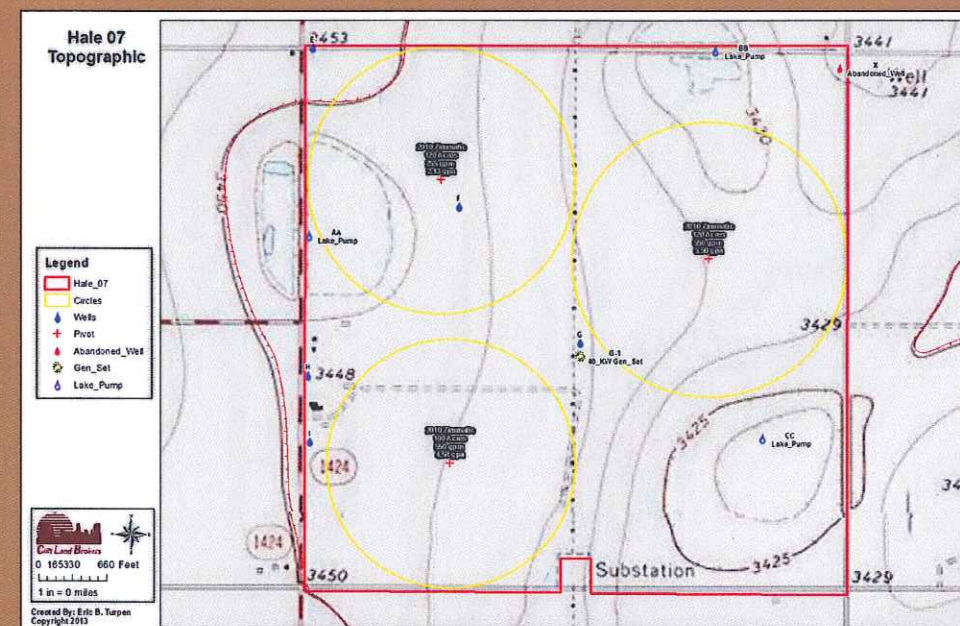
Well G



Well H



Hale 07  
Topographic



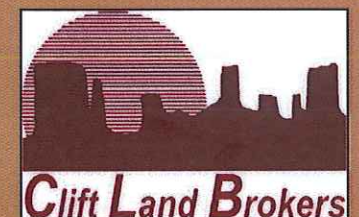
Topography: Flat with three playa lakes

Est. Property Taxes: \$5,243.86

FSA Payment: \$15,234.31

Latitude: 34,132  
Longitude: -101.846

Price Per Acre: \$2,023.00



## Sprinkler Systems

Equipment includes three 2010 HD Zimmatic Sprinkler Systems. These systems were installed in the EQUIP program.

There are two 120 acre circles and one 100 acre circle. The sprinklers are all tied together. The NW circle is nozzled at 255 gpm and the other two circles are nozzled at 550 gpm. The 255 gpm sprinkler and one 550 gpm sprinkler can be run at the same time. All sprinklers have fertilizer tanks, booster pumps, and Field Vision Panels.



## Home & Out Buildings



This is a very nice brick home with lots of country charm. With approximately 2,661 square feet, three bedrooms, three bathrooms, an office, two living areas, a fireplace, large kitchen, dining area, two car garage, and a carport, you will find living right on the farm a pleasant, relaxing life. This home is well built, very clean, and has many nice views from three covered porches. A fresh coat of paint and some new flooring would really top off this beautiful home. There is also a small hired hand house with approximately 1,296 square feet, which is currently rented.

There is a well house and several out buildings. Just south of the main house is a 20' x 50' Quonset shop with a concrete floor and large door. In addition, there is a large 3,488 square foot Quonset barn with a concrete floor. The barn is partitioned off in the middle. The west side has re-enforced walls and an overhead auger for grain storage. There is a pit and auger on the southwest corner of the barn that has been used to store grain several years ago.

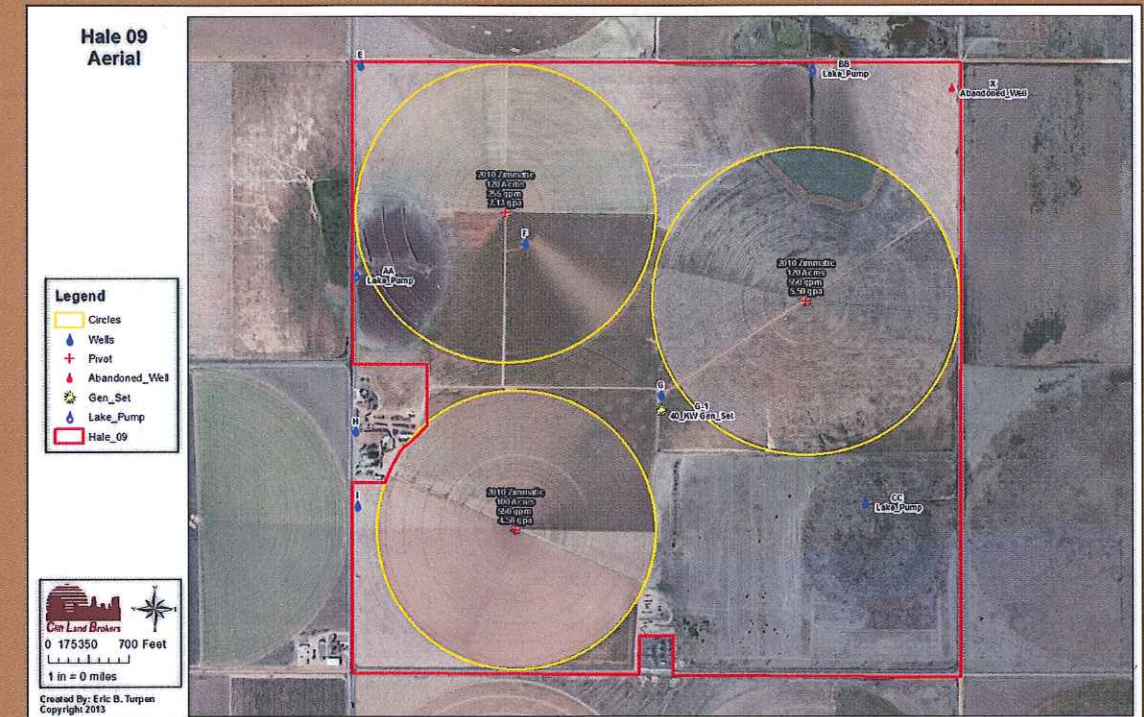
A good set of pipe corrals, with a loading chute and attached 20' x 25' shed is located where cattle can be funneled from all over the farm through corners.



# Hale09—598 ± Acres

This farm is the same property as Hale 07 without the houses, barns, and 20 acres. The buyer has the option on how to purchase.

The well located between the two houses will convey with the sale of the farm along with all necessary easements for ingress and egress.



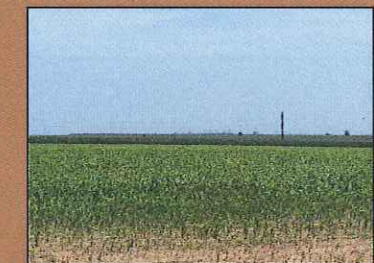
Topography: Flat with three playa lakes

Est. Property Taxes:  
\$4,292.16

FSA Payment:  
\$15,234.31

Latitude: 34,132  
Longitude: -101.846

Price Per Acre:  
\$1,700.00

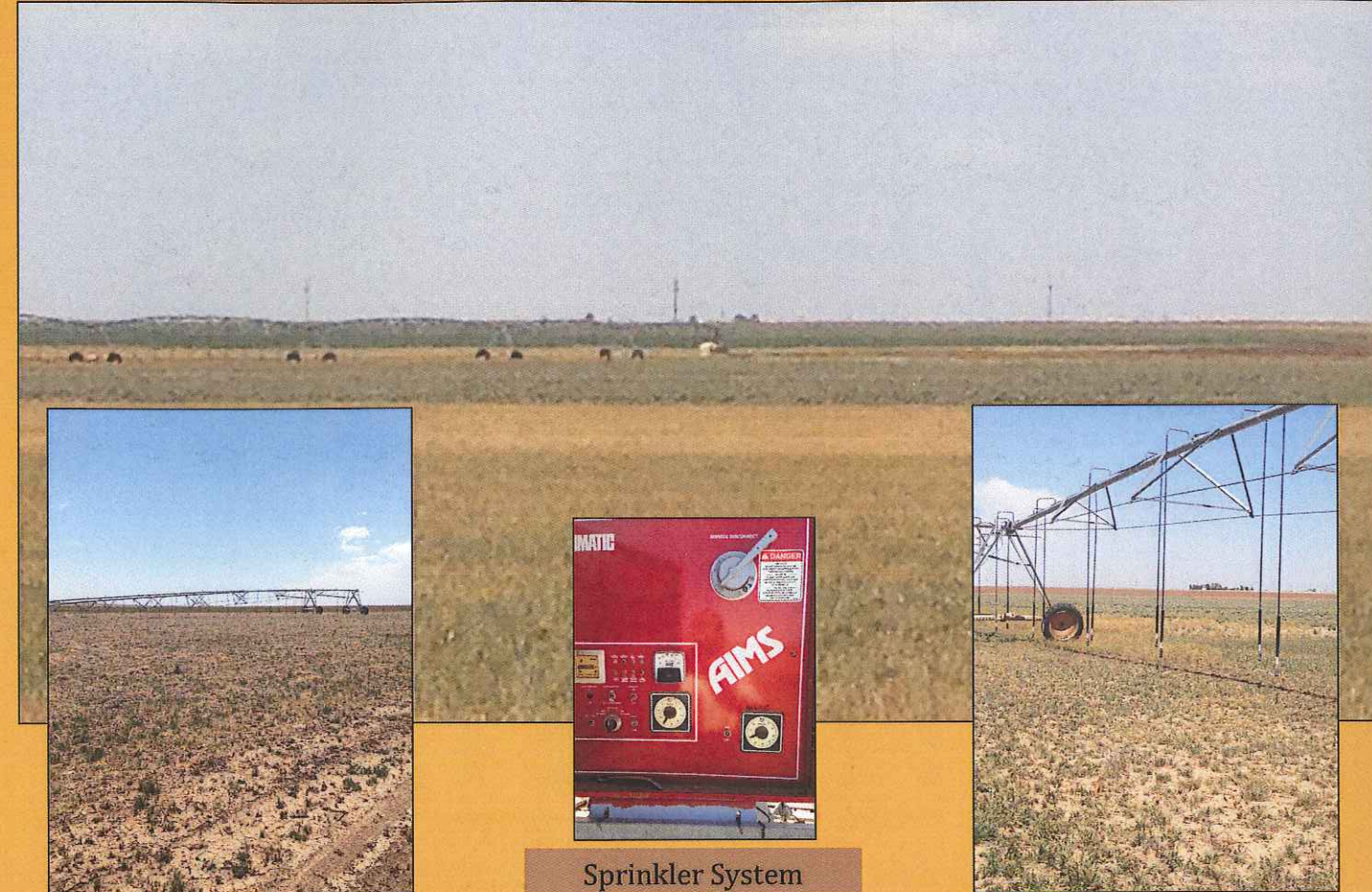


# Hale08—318 ± Acres

This is a nice level farm with good equipment. The farm is leased on a straight fifth crop share agreement for the 2013 crop year. Immediate possession may be available by agreement between the buyer, the seller, and the tenant.



## The Land & Equipment

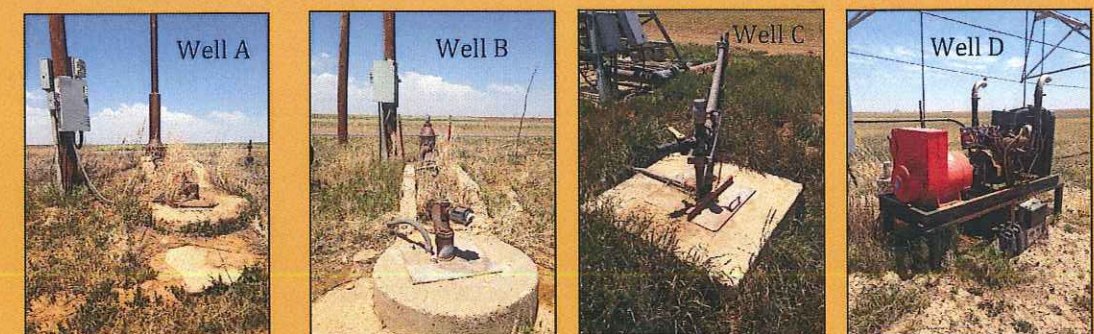


Sprinkler System

The sprinkler system is a 1998 Zimmatic 1/2-mile windshield wiper sprinkler with 38-inch tires, LDN nozzles, wobblers on the first two towers, forward and reverse timer, and 22,429 hours. It is nozzled at 413 gpm and the seller states that in the summer it runs at 350 gpm.

## Water Wells

This farm has four submersible pumps. The southern most well is powered by a 30 KW natural gas Gen Set.



156 ± Acres Irrigated Land  
84 ± Acres Dryland  
78 ± Acres Grassland

Est. Property Taxes: \$2,294.92  
FSA Payment: \$8,791.00  
Topography: Flat

Latitude: 34.11  
Longitude: -102.009  
Price/Acre: \$1,425.00

