



6107 S. COULTER, STE 300
AMARILLO, TEXAS 79119
PH: 806-553-6165

FOR SALE

MOORE COUNTY 1360 IRRIGATED

\$2,992,000



PROPERTY DESCRIPTION

AREA: NE Moore County in the Texas Panhandle

LOCATION: From Sunray, TX. drive east a ½ mile to Texas Beef Rd.; drive south 7mi to Morton Elevator RD. Turn east and drive 1.5 miles to the first half section. Close to: Within 3 miles of Texas Cattle Feeders feedlot; within 3 mi of Morton grain elevator.

LEGAL DESCRIPTION: **West Half Section:** East ½ of Sec 211, Blk 3-T, T&NO Survey; **South Section:** Sec 207, Blk 3-T, T&NO Survey; **NE Quarter Section and CRP:** NE ¼ and E ½ of NW ¼ and the SW ¼ of Sec 200, Blk 3_T, T&NO Survey.

ACRES: Total acres – 1,360. Irrigated farmland 1,120 acres, CRP and native grass 240.

WATER: Approximately 2,000 gpm produced by 15 wells. Static water level is approximately 320'.

IMPROVEMENTS:

West ½: 1 – Reinki 1996 model ¼ mile sprinkler, 1 – Valley 2013 model ¼ mile sprinkler, 3 irrigation wells, 3 electric submersible pumps with panels.

South Section: 1 – Reinki 1994 model ¼ mile sprinkler, 1 – Lockwood 1990 model ¼ mile sprinkler, 1 – Zimmatic 1989 model sprinkler, 1 – Valley 1998 model ¼ mile sprinkler, 8 irrigation wells, 8 electric submersible pumps with panels.

North Section: 1 – Zimmatic 2007 model sprinkler, 4 irrigation wells, 4 electric submersible pumps with panels.

CRP PAYMENTS: **West ½:** 73.3 acres enrolled. \$36.50 payment/ acre. \$2,675 Annual Payment. Expires 09/ 30/ 2021.

South Section: Contract #1: 61.76 acres enrolled, \$38.96 payment/acre, \$2,406 Annual payment, expires 09/30/2025; **North Section:** 65.98 acres enrolled, \$38.32 payment/ acre, \$2,528 Annual Payment, expires 09/30/2025; **Total Acres:** 271.74 acres; **Total Annual Payments:** \$10,366