

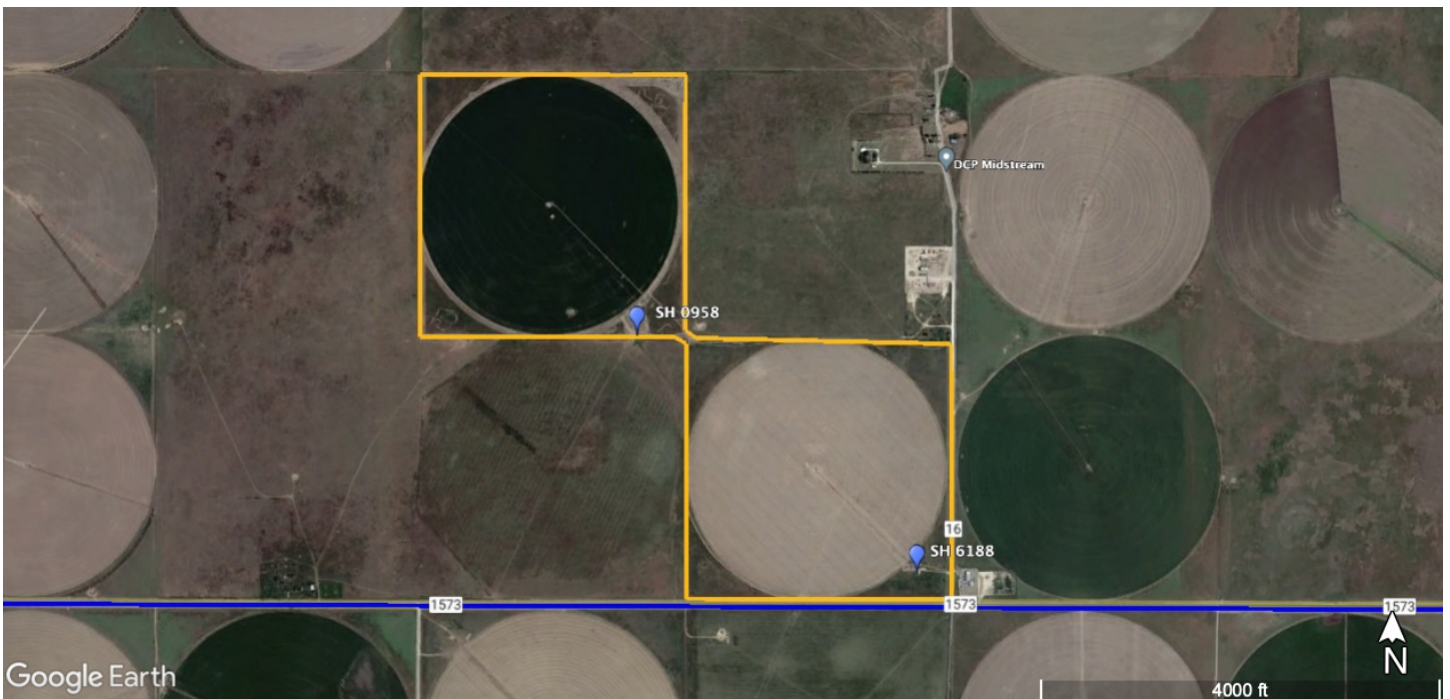


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FOR SALE

**Sherman County Irrigated
634 Acres**

\$3,046,896



3D interactive Map

***Please zoom in on the interactive map to view soil map**



General Info

Area:	Sherman County - SE of Stratford, TX
Access:	North half is accessed by County Rd Q, the south half is accessed by FM 1573
Best Use:	Irrigated farm
Total Acres:	Approximately 634
Irrigated acres:	Approximately 480
Improvements:	3 ¼ mile sprinklers, 3 irrigation wells, 3 irrigation engines, 3 gearheads, cooling coils, generator, fertilizer tanks.

South Half

NW ¼ & SE ¼ of Section 46, Block 2-B, GH&H Survey

Location:	From Sunray, drive north 8 miles on FM 119 turning left and drive west on FM 1573 driving 4 miles to the SE corner of the section.		
Easement:	A 60' easement is in place for access between the 2 quarter sections		
Improvements:	2 ¼ mile sprinklers, 2 irrigation wells, 3 phase electricity runs along south and west boundaries. Cummins 855 irrigation will be installed to power the SE well. Chevy 454 powers the NW well. All dryland corners are in grass. 5 strand barbed wire fence along border. Solid Test hole.		
Sprinklers:	NW Sprinkler - Reinke 2008 model nozzled for 600 gpm. SE Sprinkler - Zimmatic 2014 model, 30'' drops, nozzled for 600 Gpm		
Irrigation Wells:			
SH - 0958:	400 gpm +/-	Drilled 1966, 390' depth	
SH - 6188:	800 gpm +/-	Drilled 2013, 520' depth	
Well Logs:	SH - 0958 SH - 6188		

NW ½ of Section 54, Block 2-B, GH&H Survey

Location: From Stratford drive south on US HWY 287 5 miles, turning left on Co Rd Q driving 8.2 miles to the intersection of Co Rd Q & Co 15. The property sits SW of the intersection.

Total Acres: Approximately 314

Improvements: 1 irrigation well, 2 sprinklers, single phase electricity along north side of property. Water line from pivot to pivot. Wiley fertilizer tanks. Solid test hole.

Sprinklers: **West Sprinkler** - Zimmatic 2007 model nozzled for 500 gpm +/-

East Sprinkler - Zimmatic 2001 model, 2" line can be drawn to a future stock tank. Nozzled for 500 gpm +/-

Irrigation Wells:

SH - 1645: 500 gpm +/- Drilled 1978, 591' depth, Chevy 454 with 8" New pump installed last winter

Well Logs: [SH - 1645](#)