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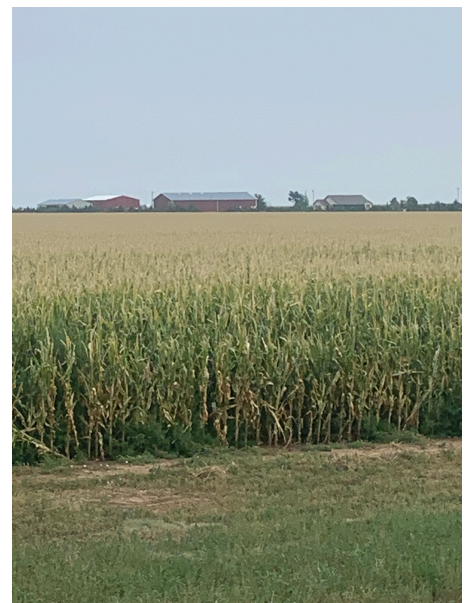
# FOR SALE

**Kimbrell Rd Irrigated  
640 With House & Barns**

**\$3,360,000**



**3D interactive Map**



**Kimbell Rd. Irrigated 640 Acres Includes House on Property with Barns.**

<b>Area:</b>	SE of Sunray, TX in Moore County
<b>Location:</b>	From Sunray, TX drive east 4 miles on FM 281 to Kimbrell Rd- turn right and drive south 1.5 miles to the center of the property on the east side of the road.
<b>Access:</b>	County Road on the east side and west side of farm
<b>Total Acres:</b>	Approximately 640 acres
<b>Total Wet Acres:</b>	Approximately 480 acres
<b>Dryland corners:</b>	All corners are in grass
<b>Crop History:</b>	Seed maze, corn, cotton, wheat
<b>Total Irrigation Wells:</b>	9
<b>Total GPM:</b>	1,800 gpm (8 wells provide the 1,800 gpm with 1 spare well)
<b>GPM/ Wet Acre:</b>	3.75 gpm

**Improvements:****House and barns-**

Beautiful 2,220 SF brick home built in 2004. 3 bedroom/ 2.5 bath with attached 2 car garage. Central air; Front and back yards with a covered porch and mature landscaping. Domestic well for the house.

Barn 1- 8,160 SF Morton Building; Built 2009

Barn 2- 3,240 SF; Built by Seller; Built 2016

Barn 3- 4,000 SF; no other info

**Irrigation Sprinklers-**

4 – Valley ¼ mile irrigation sprinklers all mid 90's models

### **Irrigation Wells**

9- irrigation wells

6- submersible pumps powered by 3-phase electricity

3- turbine pumps with gearheads

### **Irrigation Well Depth and Year Drilled**

MO- 0470	Depth- 514'	Year drilled-	1963
MO- 1349	Depth- 500'	Year drilled-	1973
MO- 3826	Depth- 553'	Year drilled-	2011
MO- 2220	Depth- 550'	Year drilled-	2006
MO- 3826	Depth- 553'	Year drilled-	2011
MO- 1900	Depth- 550'	Year drilled-	2011
MO- 4637	Depth- 570'	Year drilled-	2011
MO- 11957	Depth- 563'	Year drilled-	2021
MO- 3826	Depth- 553'	Year drilled-	2011

### **Other Improvements:**

- 1 mile of caliche road through middle of section and to the house and barns starting from center of section running east- west
- 1 mile of 3 phase electricity starting from the center of the farm running north- south.
- 1 domestic well for water to house and barns
- Multiple trees and landscaping