



Irrigated Farmland

4,055.15 ± Acres
Hansford County, TX



Offered for Sale at \$19,870,235.00



Hadley Perkins
905 S. Fillmore St., Ste 102
Amarillo, Texas 79101
Office: 806.355.9856
Cell: 806.206.3510
CliftLandBrokers.com



This is an isolated turn-key well-laying farm with newer improvements and mostly contiguous acres. There are 19 operating wells producing a total of $8,750 \pm$ GPM on $3,112 \pm$ irrigated acres ($2.81 \pm$ GPM/wet acre). The wells are powered by natural gas engines. Water is dispersed through 16 center pivot sprinkler systems and one $320 \pm$ acre drip irrigation system. Improvements also include 371,376 bushels of on-farm storage with an 80' scale which was all built new in 2013 and a 1,440 sq. ft. shop with a concrete floor. The south half section has a 1,361 sq. ft. residence on it and the farm as a whole has miles of perimeter barbed wire fencing. This farm offers a ton of depreciation and there is a current tenant in place at a competitive rental rate for the area.



