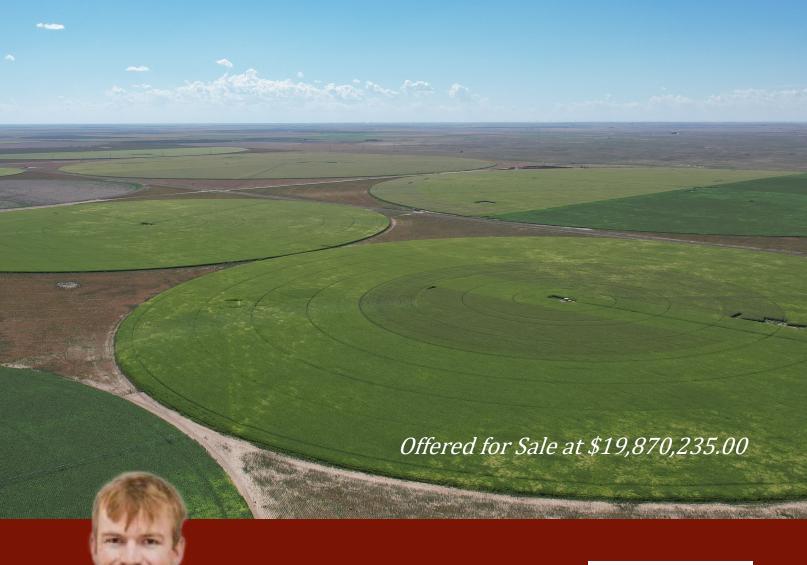


## Irrigated Farmland

 $4,055.15 \pm Acres$  Hansford County, TX



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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  $8,750 \pm \text{GPM}$  on  $3,112 \pm \text{irrigated}$  acres ( $2.81 \pm \text{GPM/wet}$  acre). The wells are powered by natural gas engines. Water is dispersed through 16 center pivot sprinkler systems and one  $320 \pm \text{acre}$  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.





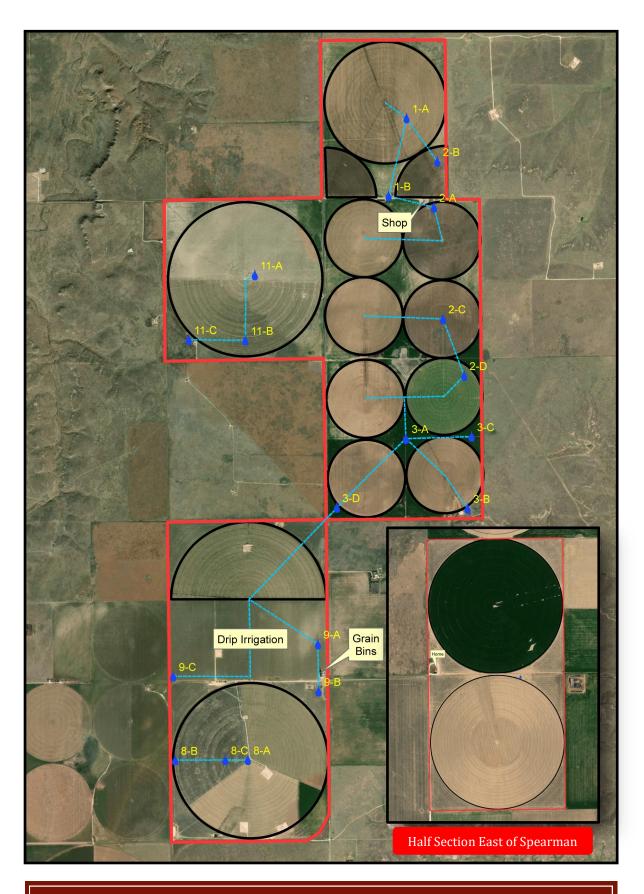












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