

Texas Panhandle Cattle Farm

3,495 ± Acres in Sherman Co. TX

Offered for Sale at \$5,625,000

*If you're looking for a well-improved Texas Panhandle cattle farm, then look no further.
The property is located seven miles south of Stratford, TX directly off of US 287.*



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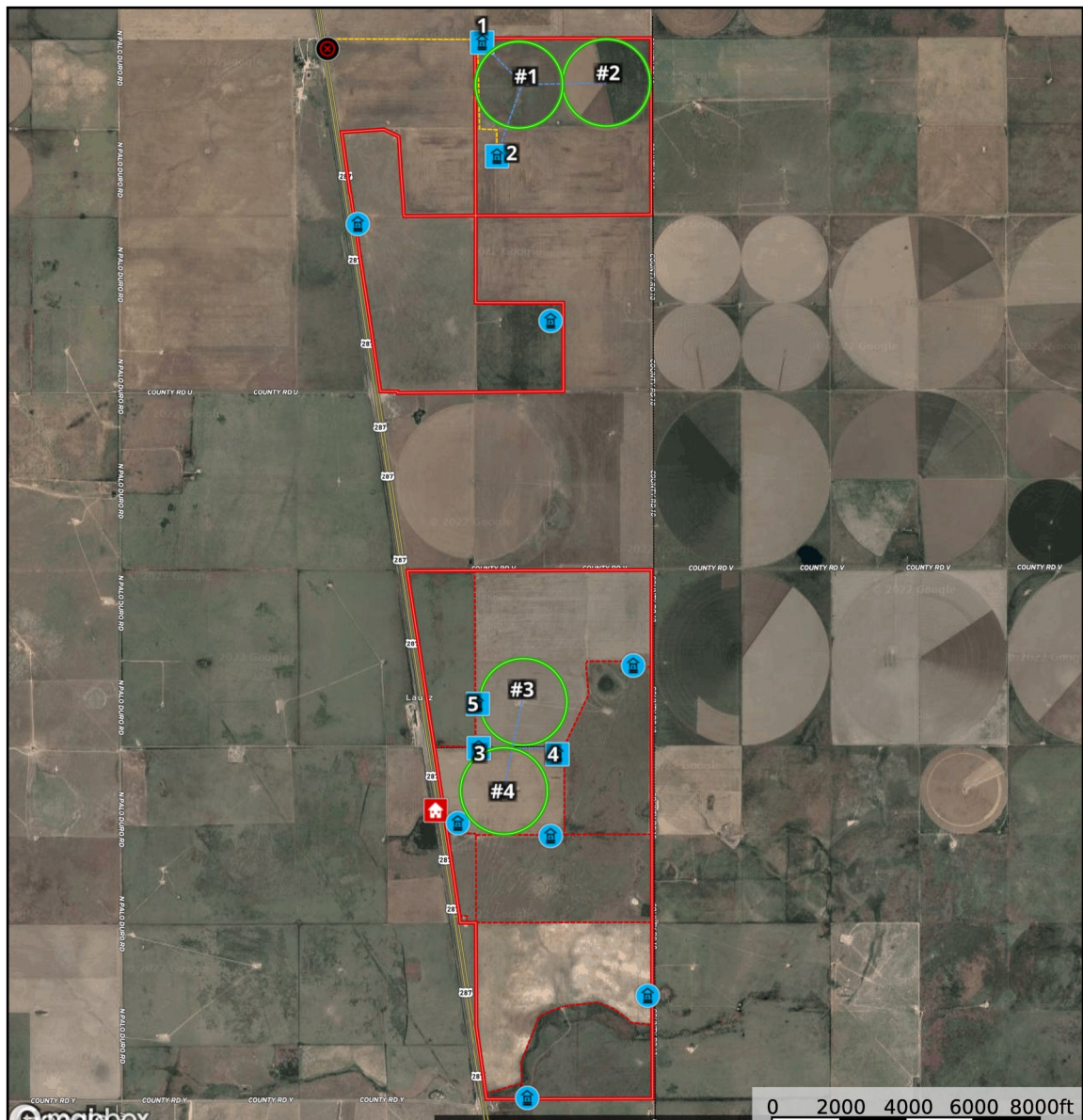


This well-improved property is located seven miles south of Stratford, Texas on US 287. The property boasts approximately 480 ± irrigated acres, 1266 ± dryland acres, and 1749 ± acres of grass and others. It lies in two tracts separated by approximately 1 mile on US 287. Access to the farm is considered excellent with 3.5 miles of state highway frontage on the west side and county-maintained roads on the east. Stratford is a charming small town located in the heart of Texas' livestock and farming region. The farm is ideally situated near feed yards, livestock auctions, cotton gins, grain elevators, and is 1.5 hours from Amarillo, TX.

Since purchasing the farm, the current owners have made many improvements including adding three ¼ mile irrigation pivots, drilling water wells (for both irrigation and livestock), new pipe corrals, adding new livestock drinkers, expanding three-phase electricity through the farm, and building over 5.5 miles of new barbed wire fence, just to mention a few. The focus of the improvements has been to develop an integrated farming and cattle grazing operation allowing flexible management strategies based on rainfall and market conditions. The current owners have taken advantage of strong commodity prices in 2022 and planted corn, cotton, milo and hay grazer while simultaneously grazing a commercial cow-calf herd on grass pasture. The cattle will graze the grass pastures through the summer months and be rotated to stalks or wheat pasture in the winter.

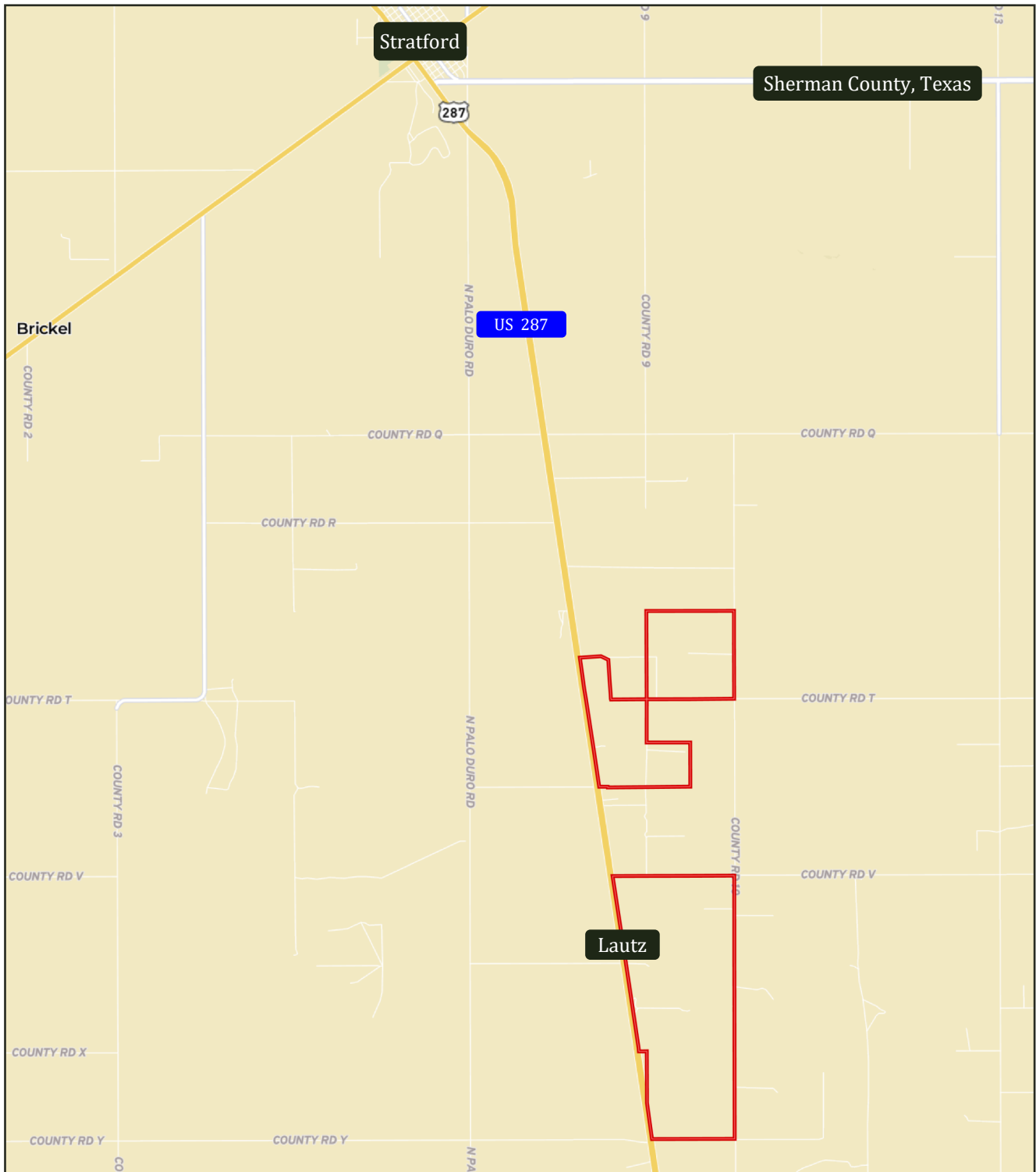
This is a rare opportunity to purchase a well-improved and conveniently located property "turn-key" with equipment and cattle being offered for sale separately. It is obvious while touring the farm that much thought and attention to detail were given to every improvement decision, and the result is a sustainable and diverse cattle grazing and row crop operation.





Call today for a personal tour of this Texas Panhandle Cattle Farm. (806) 341-1515





From Stratford, Texas, go south on US 287 approximately seven miles and the first tract will be on your left. Continue south on US 287 for approximately one mile and the second tract will be on your left.

