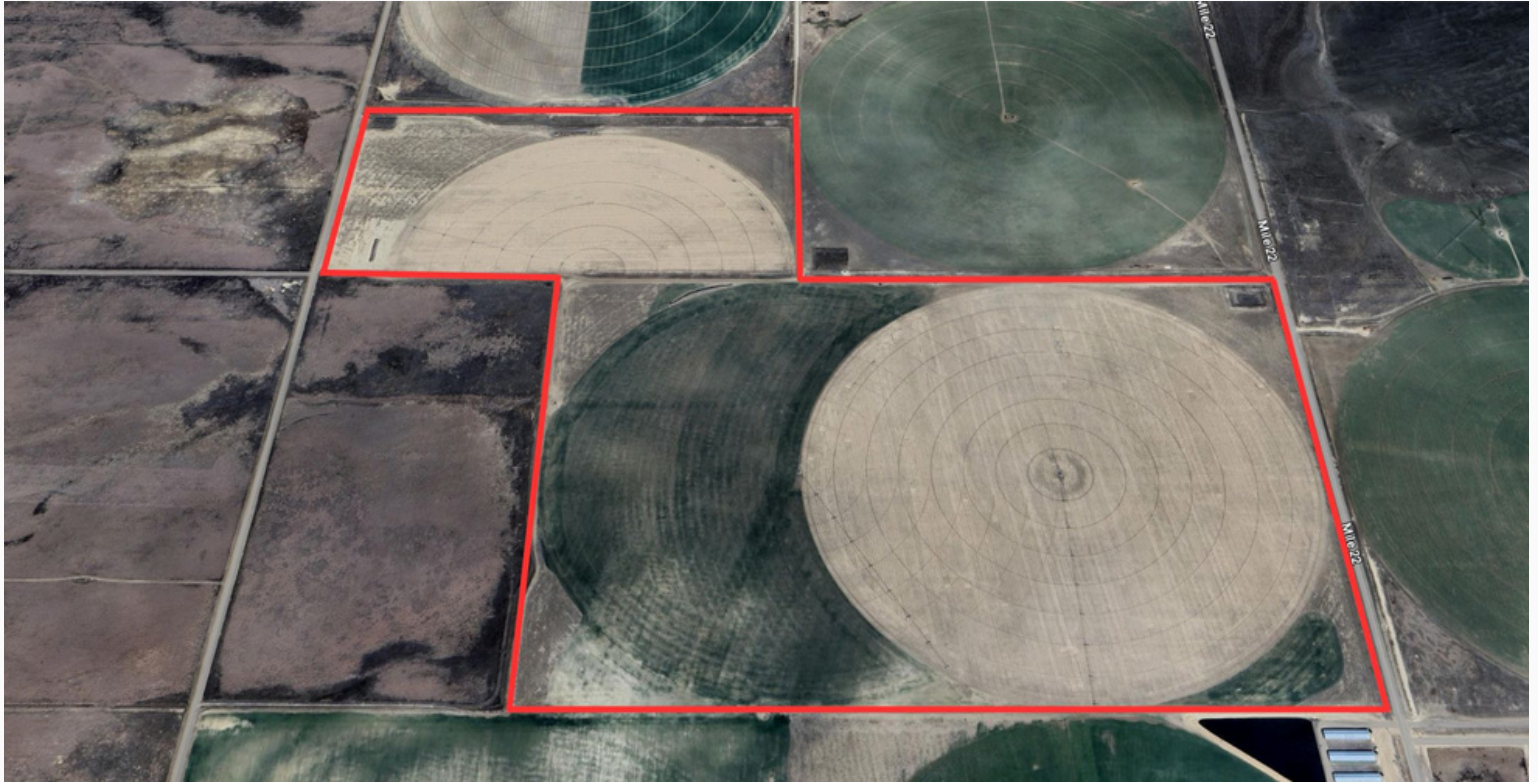


FOR SALE

TEXAS CO. OKLAHOMA IRRIGATED 320

\$1,856,000

OR \$5,800



TEXAS CO. OKLAHOMA IRRIGATED 320



TEXAS CO. OKLAHOMA IRRIGATED 320

PROPERTY OVERVIEW

Texas Co. Oklahoma Irrigated 320 Acres

AREA: Northern Oklahoma Panhandle in Texas Co.

LOCATION: From Guymon, TX drive north 3.4 miles on HWY 412 to the intersection of HWY 136. Take HWY 136 and continue north 13 miles to Co. Rd E. Turn left and drive west 8 miles to Mile 22 Rd. Turn right and drive 1/2 mile to the SE corner of the property.

ACCESS: County Rd "Mile 22", County Rd "Mile 21"

TOTAL ACRES: Approximately 320 Acres

TOTAL WET ACRES: Approximately 220 Acres

% IRRIGATED TO TOTAL ACRES: 68.75%

TOTAL IRRIGATION WELLS: 2 Irrigation Wells

TOTAL GPM: Approximately 750 GPM

GPM/WET ACRE: 3.4 GPM/Wet Acre

POWER: 3- Phase Electricity, Generator

PRICE: \$5,800/Acre or \$1,856,000

IMPROVEMENTS:

- 1- Valley 1/4 Mile 2000 Year Model (Full circle)
- 1- Valley Mid-2000 Model (60 Acre Circle)
- 1- Zimmatic 2021 Model (40 Acre Circle)
- 1- Electric Motor with Hollowshaft Pump
- 1- Submersible Pump
- 1- Chevy Gen-Set

TEXAS CO. OKLAHOMA IRRIGATED 320

