



Clift Land Brokers
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**630 +/- CRP
and Grass
Acres in
Texhoma, TX**



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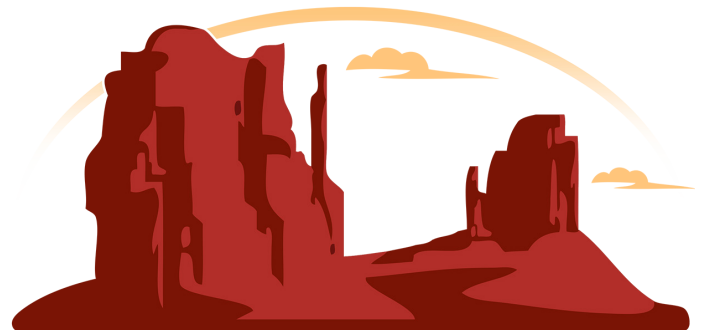


ABOUT THE PROPERTY

Flat CRP and grass farm with paved road access that has two old, capped irrigation wells on the property. Was row watered back before CRP. 521 +/- acres of CRP with annual payment of \$13,558 and 109 +/- acres of pasture with good cross fence. Perimeter fencing in fair to very good condition. Seller to keep improvements in the NW corner of the section, which is fenced out. Property offered at \$1,750 per acre based on new survey of gross acres with cost of survey being shared 50/50 between buyer and seller.



OFFERED AT \$1,102,500



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