

FOR SALE

HARTLEY CO. IRRIGATED 160

\$1,040,000



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PROPERTY OVERVIEW **Hartley Co. Irrigated 160 Acres**

AREA: NE of Hartley, TX in Hartley Co.

LOCATION: From Hartley, TX drive north on FM 807 for 3 miles to FM 3422. Turn right and drive east 3 miles to a private farm road. Turn left and drive north 1 mile and then turn right and drive 1.25 miles to the SW corner of the farm.

ACCESS: Easement Access

TOTAL ACRES: Approximately 160 Acres TOTAL WET ACRES: Approximately 120 Acres
% IRRIGATED TO TOTAL ACRES: 75%

TOTAL IRRIGATION WELLS: 1 Irrigation Well

TOTAL GPM: Approximately 600 GPM

GPM/WET ACRE: 5.00 GPM/Wet Acre

POWER: Natural Gas, Generator

PRICE: \$7,500/Acre or \$1,200,000

IMPROVEMENTS:

- 1- Valley 1/4 Mile Sprinkler
- 1- Irrigation Well
- 1- CAT Irrigation Engine
- 1- Turbine Pump with Gearhead

IRRIGATION WELLS:

| Well # | Date Drilled | Depth |
|---------|--------------|-------|
| HA-1656 | 01/1997 | 683' |