

FOR SALE

DALLAM CO. IRRIGATED 480

**\$3,000,000 OR
\$6,250/ACRE**



DALLAM CO. IRRIGATED 480



DALLAM CO. IRRIGATED 480**PROPERTY OVERVIEW****Dallam County Irrigated 480 Acres**

AREA: SW of Stratford, TX in Sherman Co.

LOCATION: From Stratford, TX drive SW on US 54 for 2.5 miles to FM 2014. Turn left and drive south 8.5 miles to Co. Rd V. Turn right and drive west 2 miles to private farm road. Turn left and drive south 1.5 miles to the NE corner of the property.

ACCESS: Private Easement

TOTAL ACRES: Approximately 480 Acres

TOTAL WET ACRES: Approximately 360 Acres

% IRRIGATED TO TOTAL ACRES: 75%

TOTAL IRRIGATION WELLS: 3 Irrigation Wells

TOTAL GPM: Approximately 1,400 GPM

GPM/WET ACRE: 3.89 GPM/Wet Acre

POWER: Single phase electricity on the north side of the SE 1/4.

PRICE: \$6,250/Acre or \$3,000,000

IMPROVEMENTS:

- 3- Reinke 1/4 Mile Sprinklers (90's Models)
- 3- Irrigation Wells
- 2- CAT Irrigation Engines
- 1- Chevy 454 Irrigation Engine
- 3- Turbine Pumps with Gearheads
- 1- 9,000 SF Metal Barn

IRRIGATION WELLS:

<u>Well#</u>	<u>Date Drilled</u>	<u>Depth</u>
DA- 5590	Unavailable	Unavailable
DA- 5592	Unavailable	Unavailable
DA- 5197	05/ 2009	580'

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