

480 acre Irrigated Moore Farm

480± acres | \$1,224,000 | Lockney, Texas | Floyd County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

480 acre Irrigated Moore Farm

We are pleased to have obtained the exclusive listing on the 480± acre irrigated Moore farm in Floyd County, Texas.

Size

480 total acres, more or less, according to the Floyd County Appraisal District.

Location

The farm is located 11 miles north of the community of Lockney, in Floyd County.

Access is very good, with a half-mile of paved highway frontage on FM 378. It is bounded by County Graded road 38 to the south, and County Graded road 89 on the west.

Legal Description

Southwest quarter of Section 27, Block B-4, Floyd County, Texas
Northwest quarter of Section 27, Block B-4, Floyd County, Texas
Southeast quarter of Section 27, Block B-4, Floyd County, Texas

Description

The property is being operated as a partially irrigated farm, with three center pivots and a total of 365 acres under pivot irrigation. These pivots are serviced by eight (8) submersible irrigation wells, producing a total of approximately 650 gallons per minute per the owner. All wells and center pivots are tied together with underground line.

Approximately 93% of the farmland is Pullman clay loam soils, with level 0-1% slope.

Farm Service Agency base acres and yields:

Corn: 79.5 acres, with PLC Yield of 140 bu.

Seed Cotton: 372.2 acres, with PLC Yield of 1,639 lbs.

This farm is located in the High Plains Underground Water Conservation District.











Improvements

Three (3) center pivot sprinklers:
2021 Model, 7-tower Zimmatic
2006 Model, 7-tower Zimmatic
7-tower tower Zimmatic, believed to be approximately 20 years old.

Eight (8) electric submersible irrigation wells.

Three phase electricity is available in the center of the farm and along the east side.

Taxes

2024 taxes were \$986.61

Price

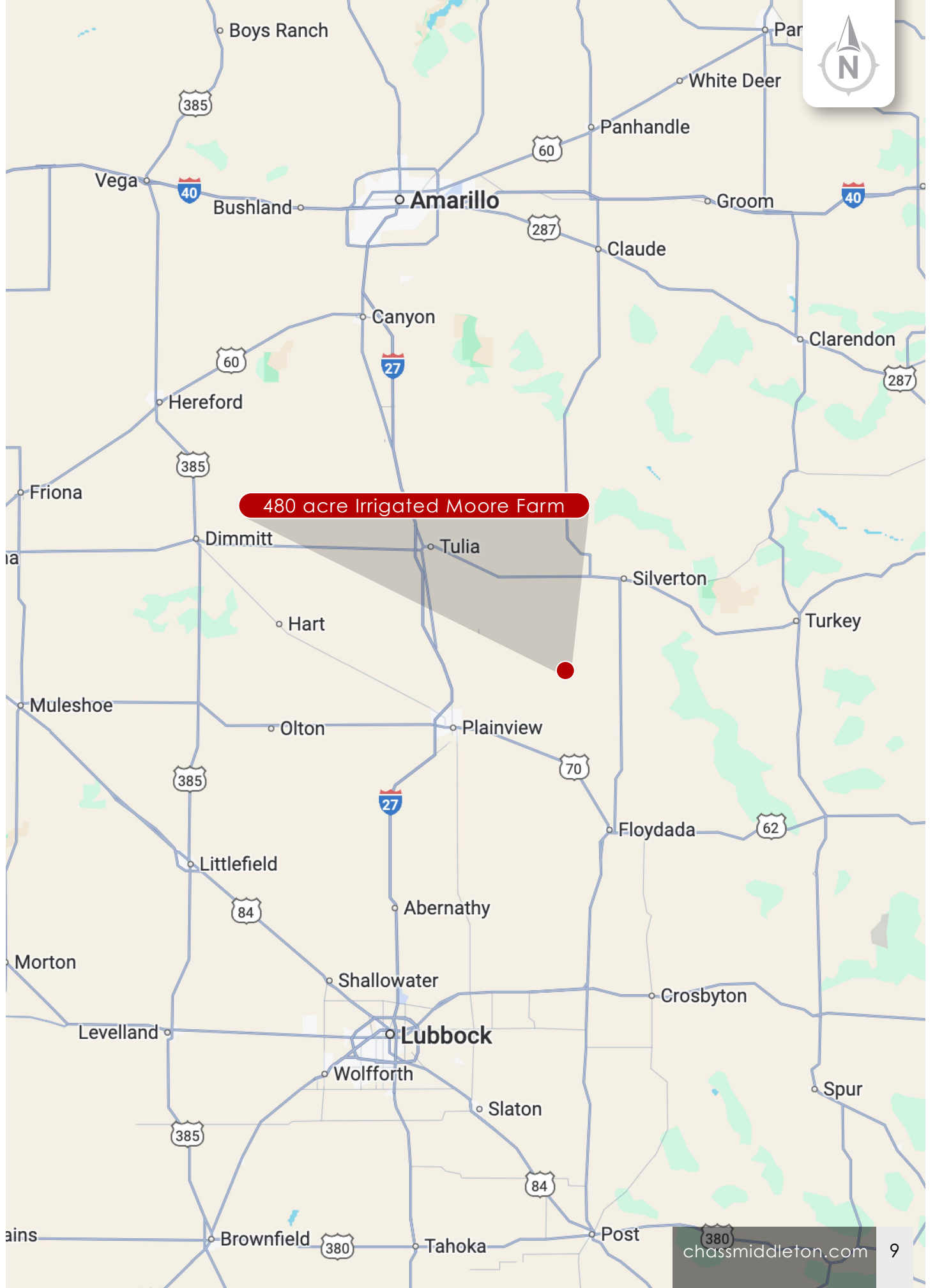
The Moore farm is listed at an asking price of \$2,550 per acre. All center pivots, irrigation wells, pumps and panels are included in this offering.

Broker Remarks

If you are in the market for a productive irrigated farm with quality soils in the High Plains Region of Texas, the Moore farm should be seen.

Call Clint Robinson for more information or to view the property at (806) 786-3730.

The information contained herein is believed to be correct. However, Chas S. Middleton and Son does not warrant its accuracy. It is the buyer or buyer's agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany buying prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Chas S. Middleton and Son.



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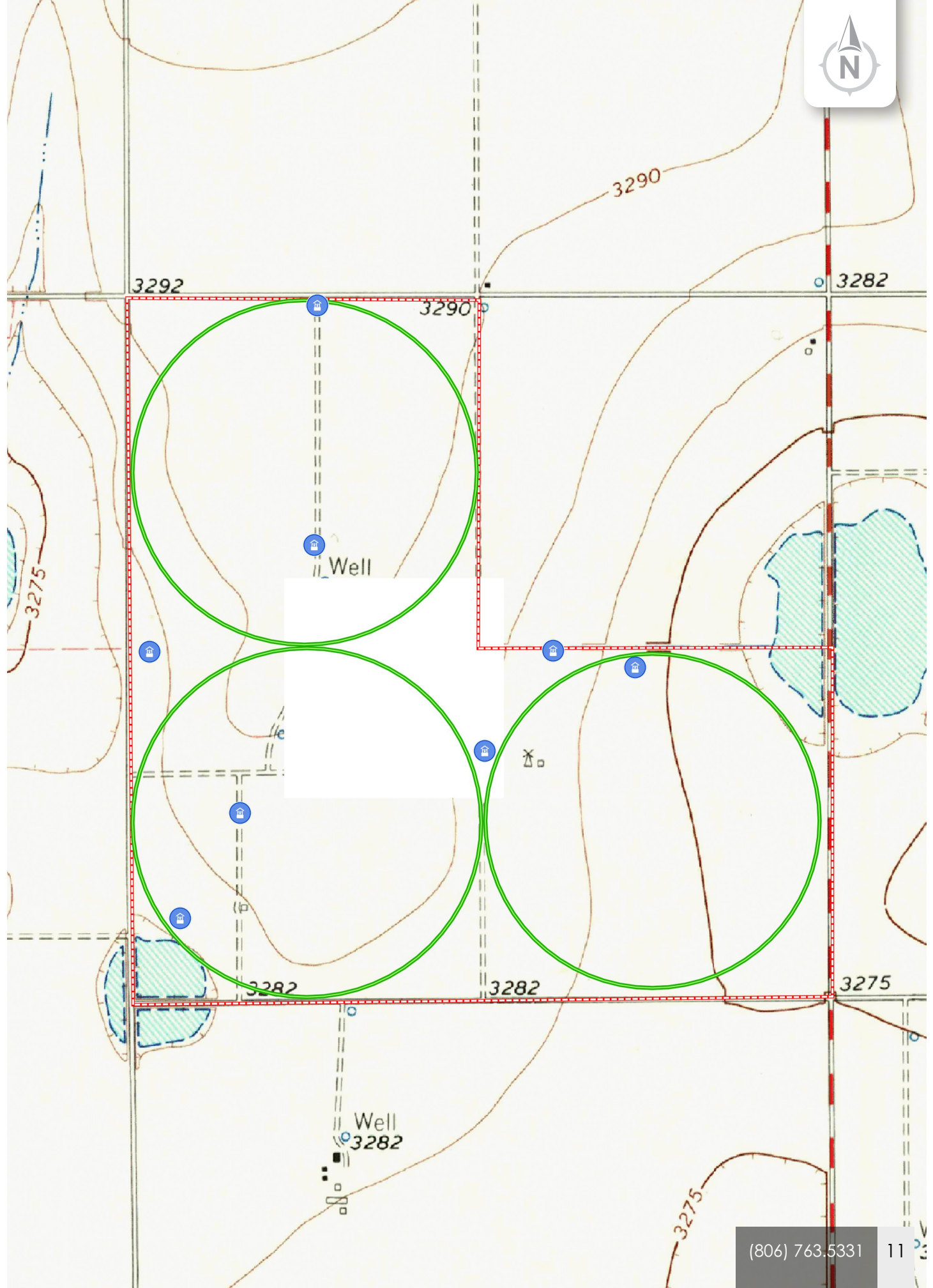
COUNTY RD 38

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34.2944, -101.4464



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YouTube

