

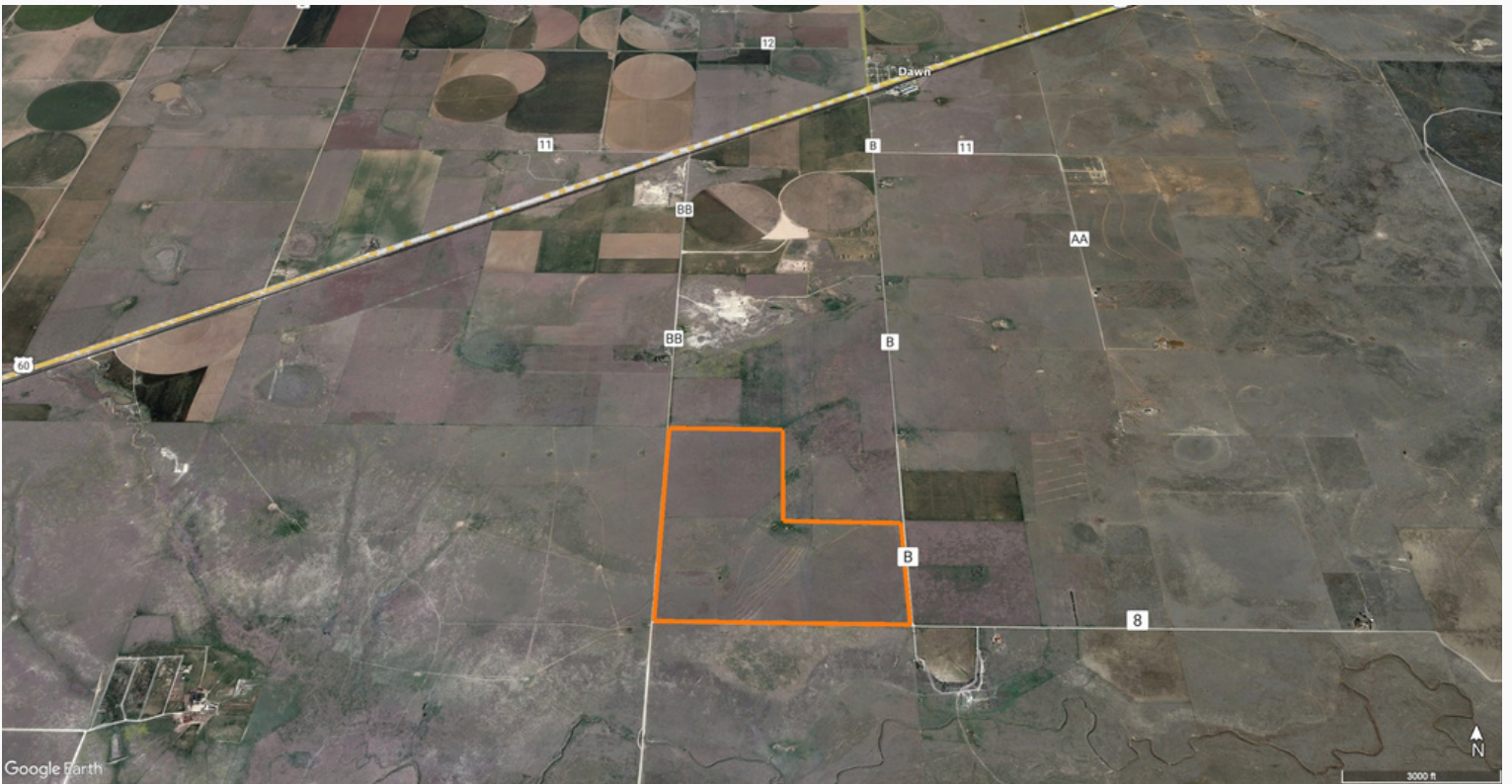
FOR SALE

DAWN, TX DRYLAND AND GRASS 480

**\$720,000 OR
\$1,500/ACRE**



DAWN, TX DRYLAND AND GRASS 480



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PROPERTY OVERVIEW

Dawn, TX Dryland and Grass 480

AREA: Deaf Smith County- West of Canyon, TX

LOCATION: From Canyon, TX drive 16 miles SW on Highway 60 to Dawn, TX. Turn left on County Rd. B and drive 3 miles south to the corner of the property.

ACCESS: Access on 3 sides of property, east side is accessed by County Rd. B, south side is accessed by County Rd. 8, west side is accessed by County Rd. 88.

BEST USE: Dryland farming, cattle grazing.

ACRES: 480 acres

CROPS: The south 320 acres is currently in CRP grass, out of the program, mixed with some native grass. The new 1/4 was recently baled.

WATER: 1 well with an electric submersible pump in good working condition powered by 3-phase electricity with underground line to 3 different stock tanks.

IMPROVEMENTS: 2- irrigation wells, 1- electric submersible pump, 1 Zimmatic 1/4 mile sprinkler, fencing.

UTILITIES: Property has single phase electricity along the east and west boundaries of the property.

PRICE: \$720,000 or \$1,500/acre

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