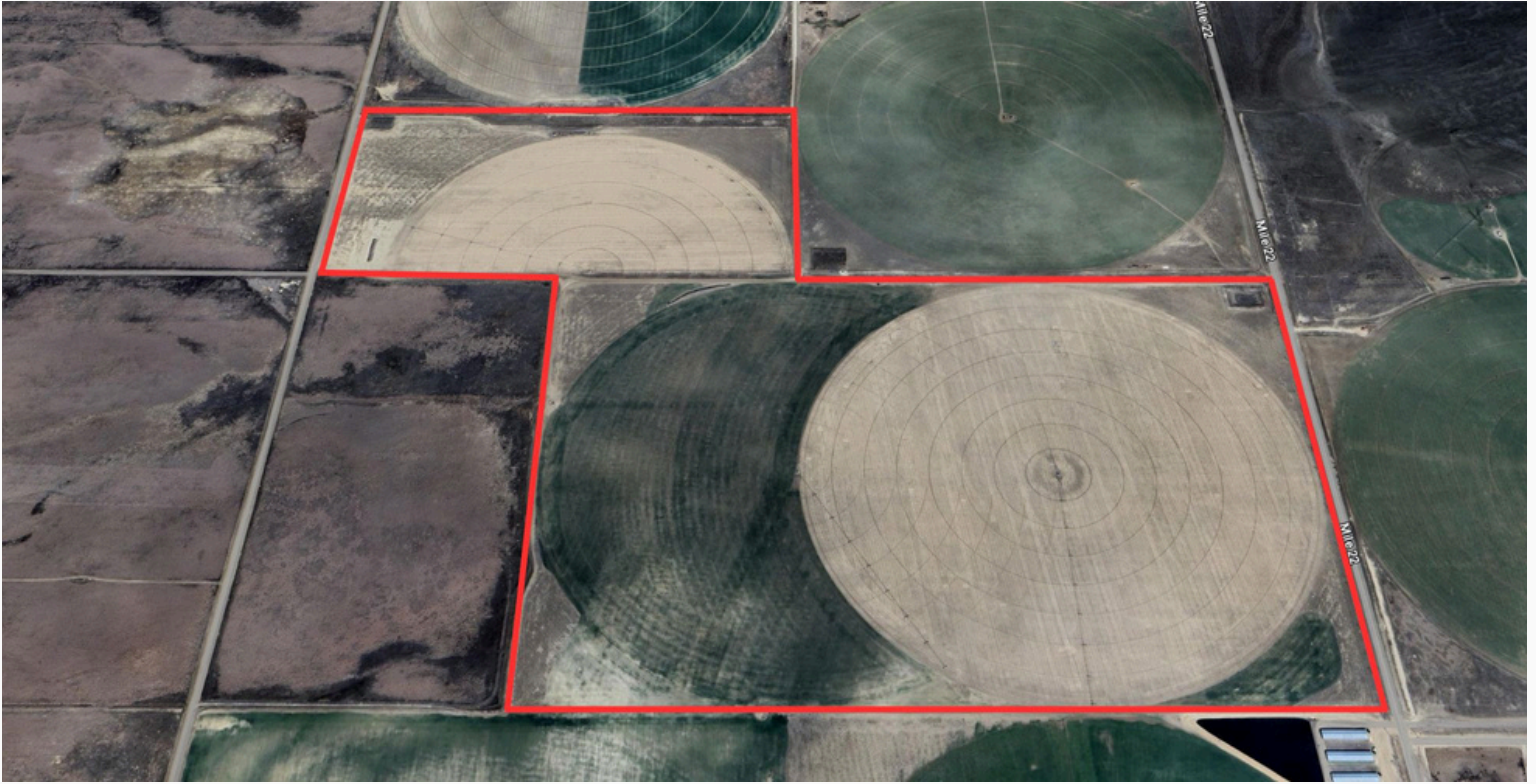


**FOR SALE**

**TEXAS CO. OKLAHOMA IRRIGATED 320**

**\$1,856,000**

**OR \$5,800**



**TEXAS CO. OKLAHOMA IRRIGATED 320**



## TEXAS CO. OKLAHOMA IRRIGATED 320

### PROPERTY OVERVIEW

## Texas Co. Oklahoma Irrigated 320 Acres

**AREA:** Northern Oklahoma Panhandle in Texas Co.

**LOCATION:** From Guymon, TX drive north 3.4 miles on HWY 412 to the intersection of HWY 136. Take HWY 136 and continue north 13 miles to Co. Rd E. Turn left and drive west 8 miles to Mile 22 Rd. Turn right and drive 1/2 mile to the SE corner of the property.

**ACCESS:** County Rd "Mile 22", County Rd "Mile 21"

**TOTAL ACRES:** Approximately 320 Acres

**TOTAL WET ACRES:** Approximately 240 Acres

**% IRRIGATED TO TOTAL ACRES:** 75%

**TOTAL IRRIGATION WELLS:** 2 Irrigation Wells

**TOTAL GPM:** Approximately 750 GPM

**GPM/WET ACRE:** 3.4 GPM/Wet Acre

**POWER:** 3-Phase Electricity, Generator

**PRICE:** \$5,800/Acre or \$1,856,000

### **IMPROVEMENTS:**

- 1- Valley 2000 Year Model (Full Circle, 121 Acres)
- 1- Valley Mid-2000 Model (72-Acre Circle)
- 1- Zimmatic 2021 Model (47-Acre Circle)
- 1- Electric Motor with Hollowshaft Pump
- 1- Submersible Pump
- 1- Chevy Gen-Set

**TEXAS CO. OKLAHOMA IRRIGATED 320**

