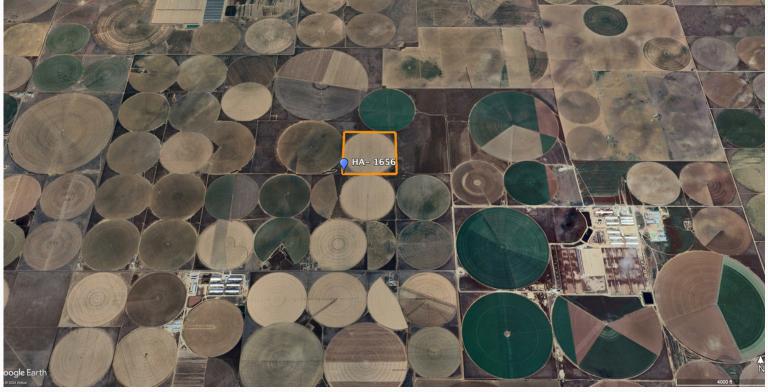


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# **FOR SALE** \$1,200,000 OR HARTLEY CO. IRRIGATED 160 \$7,500/ACRE







### HARTLEY CO. IRRIGATED 160







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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 # HA-1656

Date Drilled 01/1997

**Depth** 683'