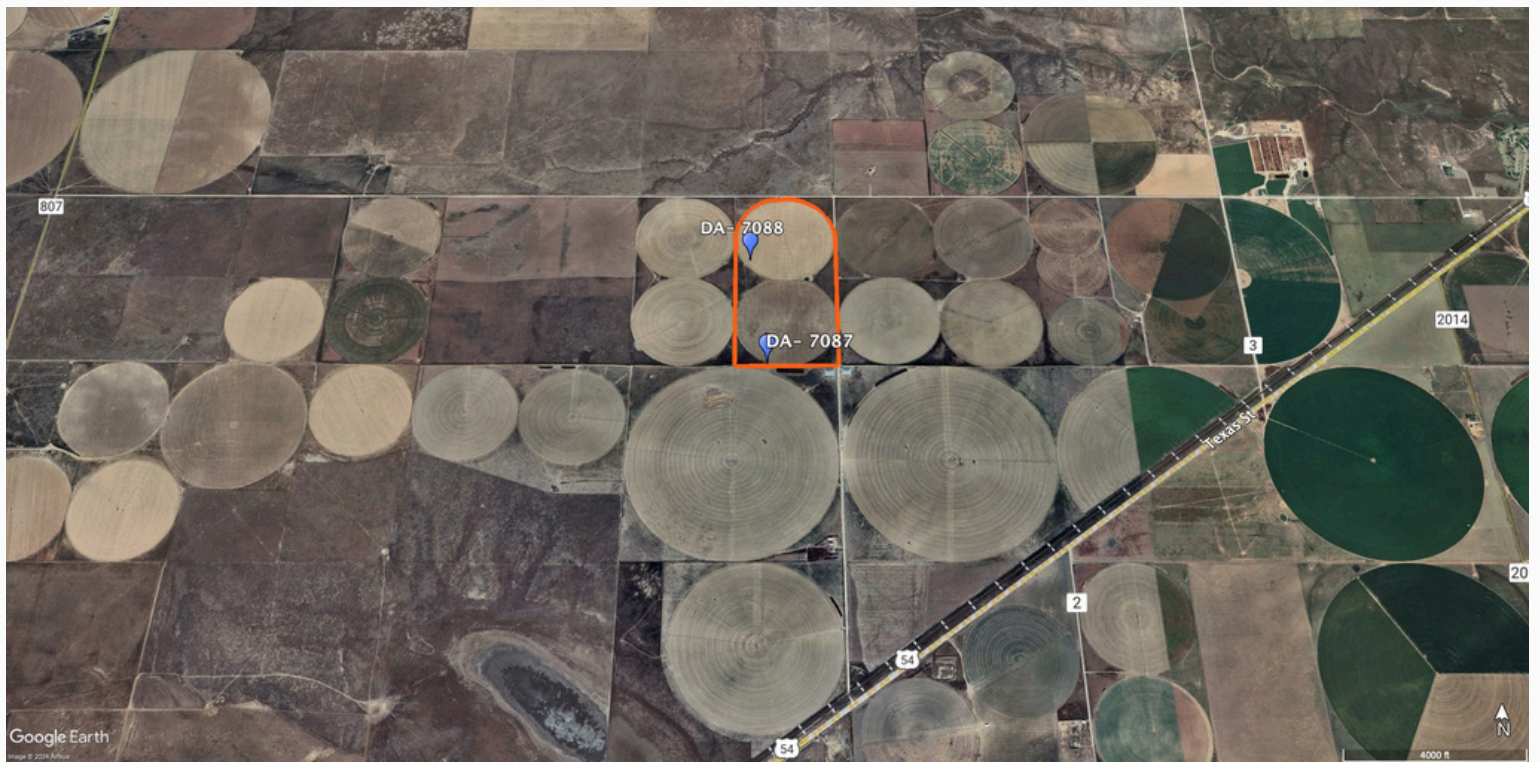


FOR SALE
HIGHWAY 54 IRRIGATED 302

\$1,900,000 OR
\$6,291/ACRE



HIGHWAY 54 IRRIGATED 302



HIGHWAY 54 IRRIGATED 302

PROPERTY OVERVIEW Highway 54 Irrigated 302 Acres

AREA: SW of Stratford, TX in Sherman Co.

LOCATION: From Stratford, TX drive SW on U.S. 54 for 6.2 miles to Co. Rd "Little Rd." Turn right and drive north 1.6 miles to the SE corner of the property.

ACCESS: County Rd "Country Club Lane", County Rd "Little Rd"

TOTAL ACRES: Approximately 302 Acres

TOTAL WET ACRES: Approximately 240 Acres

% IRRIGATED TO TOTAL ACRES: 79.47%

TOTAL IRRIGATION WELLS: 2 Irrigation Wells

TOTAL GPM: Approximately 850 GPM

GPM/WET ACRE: 3.54 GPM/Wet Acre

POWER: Single phase electricity on the north and south boundaries.

PRICE: \$6,291/Acre or \$1,900,000

IMPROVEMENTS:

- 2- Zimmatic 1/4 Mile Sprinklers (2013 Models)
- 2- Irrigation Wells
- 1- CAT Irrigation Engine
- 1- Chevy 454 Irrigation Engine
- 2- Turbine Pumps with Gearheads

IRRIGATION WELL:

<u>Well #</u>	<u>Date Drilled</u>	<u>Depth</u>
DA-7088	Unavailable	Unavailable
DA- 7087	Unavailable	Unavailable

HIGHWAY 54 IRRIGATED 302

