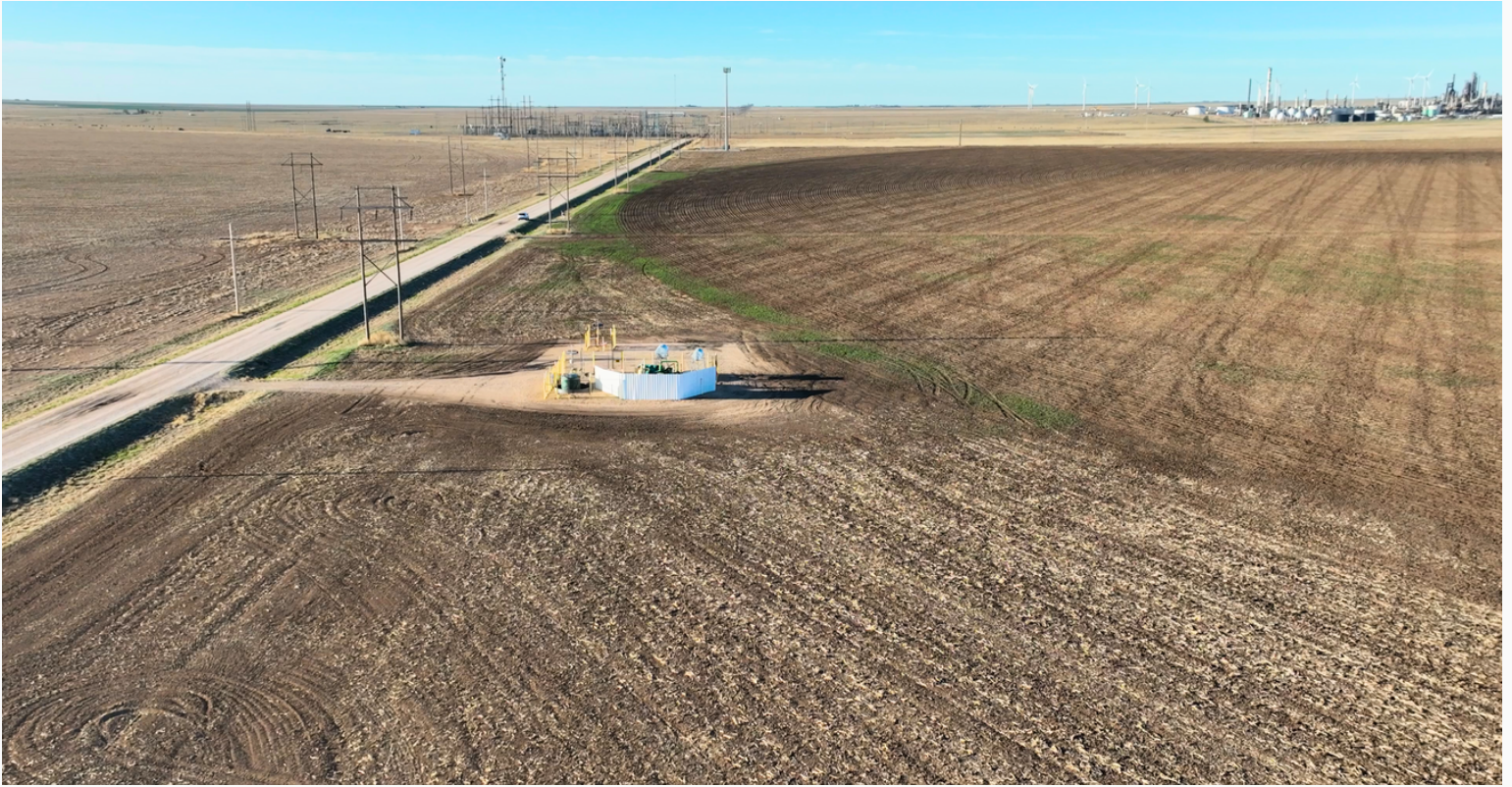


FOR SALE
VALERO IRRIGATED & DRYLAND 956

\$2,676,800
OR \$2,800/ACRE



VALERO IRRIGATED & DRYLAND 956



VALERO IRRIGATED & DRYLAND 956



VALERO IRRIGATED & DRYLAND 956

PROPERTY OVERVIEW

Valero Irrigated and Dryland 956 Acres

AREA: SW of Sunray, TX in Moore Co.

LOCATION: From Sunray, TX drive south 5 miles on FM 119, following the curve to the west, to Lighthouse Rd. Turn north and property sits on each side of the road. Property sits within 1 mile of the Valero Oil Refinery.

TOTAL ACRES: Approximately 956 Acres

TOTAL WET ACRES: Approximately 270 Acres

% IRRIGATED TO TOTAL ACRES: 28%

TOTAL IRRIGATION WELLS: 4 Wells

TOTAL GPM: Approximately 850 Total GPM

GPM/WET ACRE: 3.4 GPM/Wet Acre

POWER: 1 electric well powered by CAT gen-set, and 3 wells powered by natural gas engine.

WATER RIGHTS: Approximately 180 acres of water rights on the west parcel of land.

PRICE: \$2,800/Acre or \$2,676,800

VALERO IRRIGATED & DRYLAND 956

PROPERTY OVERVIEW

Valero Irrigated and Dryland 956 Acres

IMPROVEMENTS:

- 1- Valley 1/2 Mile Sprinkler (Needs Repair)
- 1- Valley 15 Tower Sprinkler in Good Condition
- 1- CAT Gen-Set
- 1- CAT 3304 Irrigation Engine
- 1- Chevy 350 Irrigation Engine
- 1- Electric Submersible Pump
- 4- Irrigation Wells

NOTE: 1 well needs a submersible pump. The well is estimated to produce 150 GPM. This is included in the 850 GPM total.

IRRIGATION WELLS:

<u>Well #</u>	<u>Date Drilled</u>	<u>Depth</u>
MO-1091	12/1968	492' (Needs pump)
MO-0437	10/1962	515'
MO-0550	10/1963	496'
MO-0995	01/1967	505'

VALERO IRRIGATED & DRYLAND 956



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