

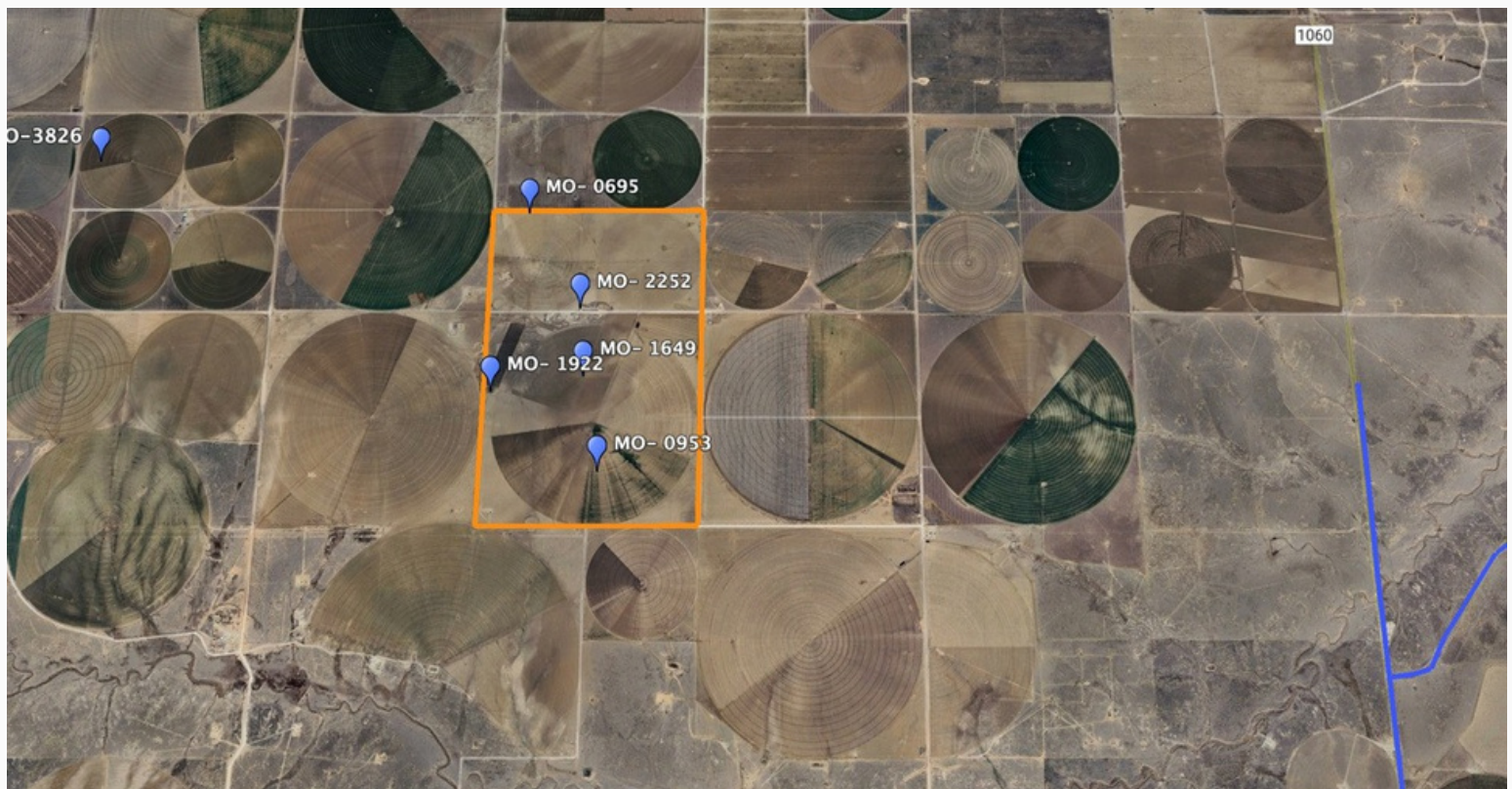
FOR SALE

BAIN CO. RD IRRIGATION 960

**\$3,456,000 OR
\$3,600/ACRE**



BAIN CO. RD IRRIGATION 960



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PROPERTY OVERVIEW Bain Co. Rd Irrigation 960 Acres

AREA: East of Sunray, TX in Moore Co.

LOCATION: From Sunray, TX, drive east on FM Hwy 281 for 6.4 miles to Bain Co. Rd. Turn right and drive south 1.5 miles to the NE corner of the property.

TOTAL ACRES: Approximately 960 Acres

TOTAL WET ACRES: Approximately 680 Acres

% IRRIGATED TO TOTAL ACRES: 70.83%

TOTAL IRRIGATION WELLS: 5 Irrigation Wells

TOTAL GPM: Approximately 1,150 GPM

POWER: 3-phase electricity runs along the east boundary.

GPM/WET ACRE: 1.69 GPM/Wet Acre

PRICE: \$3,600/Acre or \$3,456,000

IMPROVEMENTS:

- 5- Irrigation Wells
 - 2- T&L 1/4 Mile Sprinklers (East- 1996 Model, West- 1980 Model)
 - 1- T&L 1/2 Mile Sprinkler (1993 Model)
 - 4- Turbine Pumps with Gearheads
 - 1- Submersible Pump
 - 3- Chevy 350 Engines
 - 1- Chevy 454 Engine
 - 1- Domestic Well with Submersible Pump
 - 1- Doublewide Trailer House in Good Condition- 2020 Model
- 4 Bedroom, 2 Bath Home