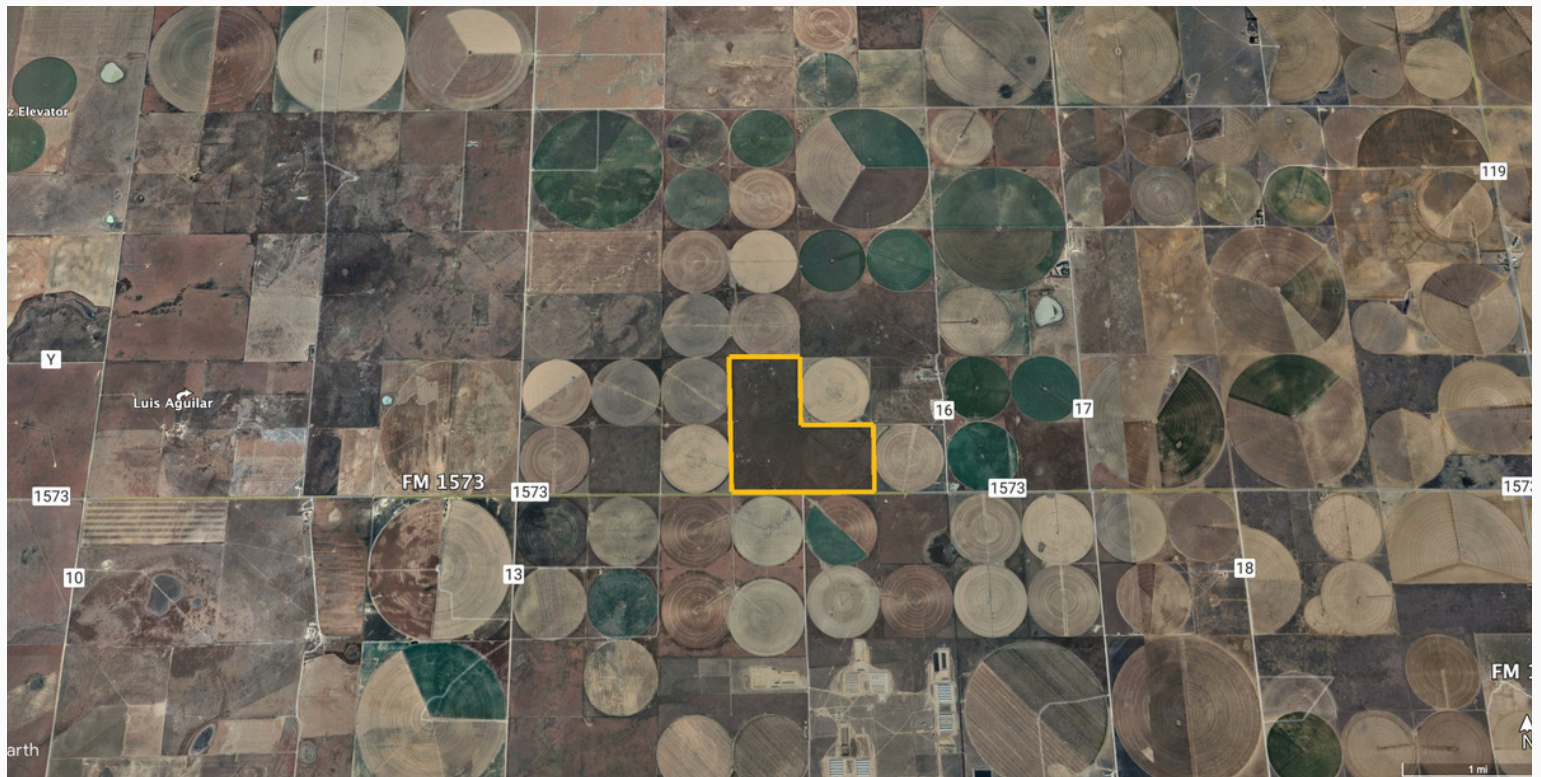
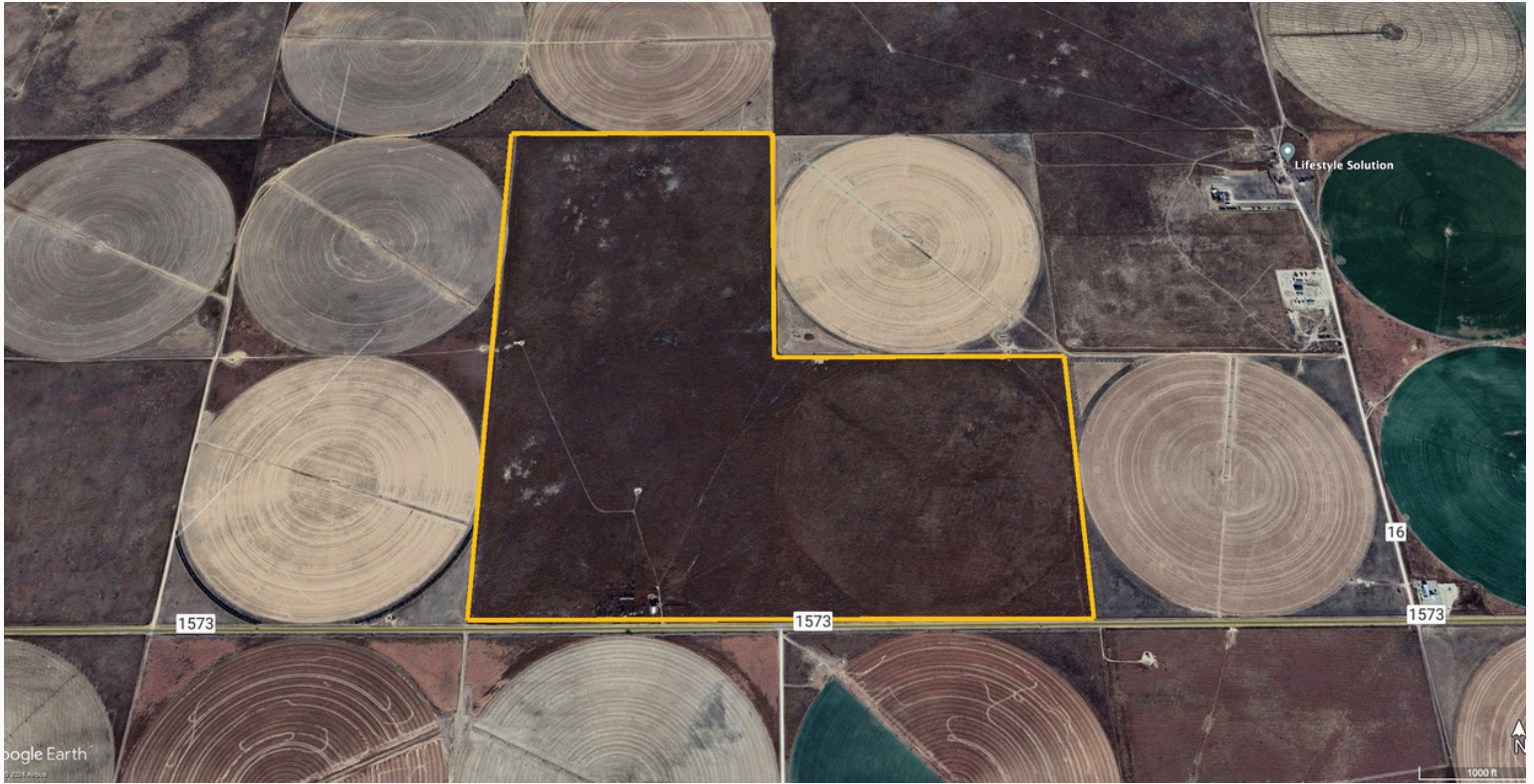


SOLD

SHERMAN CO. FM 1573 GRASS 480



SHERMAN CO. FM 1573 GRASS 480



SHERMAN CO. FM 1573 GRASS 480

PROPERTY OVERVIEW

Sherman Co. FM 1573 Grass 480 Acres

AREA: Sherman Co.- NW of Sunray, TX

LOCATION: From Sunray, TX drive 7 miles north on FM Hwy 119 to FM 1573. Turn left and drive west 5 miles to the south boundary of the property. Property sits 5.3 miles east of Highway 287.

ACCESS: FM 1573 runs along the south boundary.

BEST USE: Develop into Irrigated Farmland

ACRES: 480 Acres

GRASS: 360 acres of native grass, 120 acres of CRP grass out of the program.

WATER: 1 existing well on the property that is not in use.

IMPROVEMENTS:

- 1- Barn
- 1- Well

UTILITIES: Property has 3-phase electricity along the south boundary.

SHERMAN CO. FM 1573 GRASS 480

