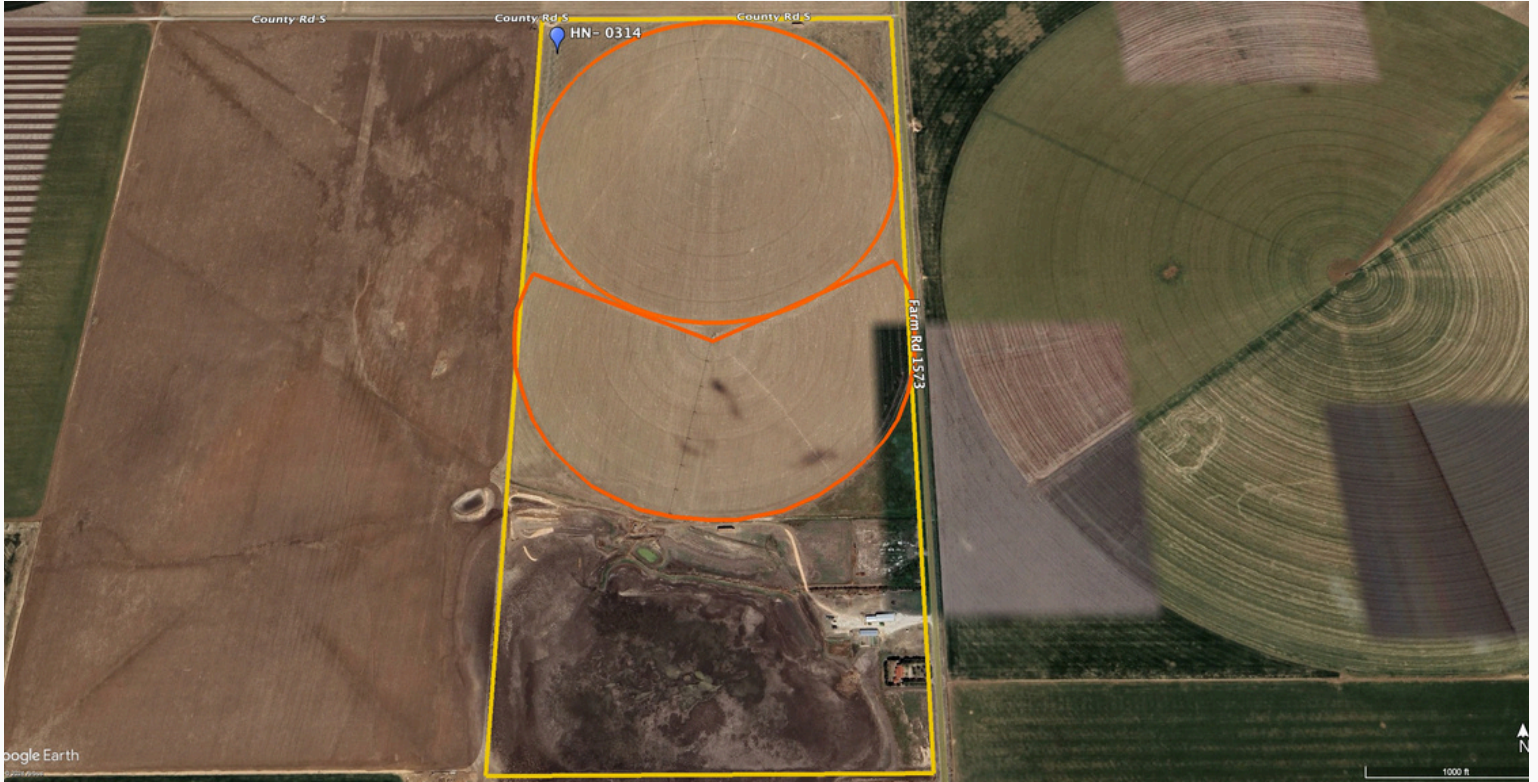


FOR SALE
HANSFORD CO. IRRIGATED 326

\$2,500,000 OR
\$7,668/ ACRE



HANSFORD CO. IRRIGATED 326



HANSFORD CO. IRRIGATED 326

PROPERTY OVERVIEW

Hansford Co. Irrigated 326 Acres

AREA: West of Gruver, TX in the Texas Panhandle.

LOCATION: From Gruver, TX drive west 11 miles on HWY 15 to the intersection of FM 1573. Turn left on FM 1573 and drive south 2 miles to the NE corner of the property.

ACCESS: FM 1573 and County Rd 5

TOTAL ACRES: Approximately 326 Acres

TOTAL WET ACRES: Approximately 180 Acres

% IRRIGATED TO TOTAL ACRES: 55.21%

TOTAL IRRIGATION WELLS: 1 Irrigation Well

TOTAL GPM: Approximately 700 GPM

GPM/WET ACRE: 3.88 GPM/Wet Acre

POWER: Natural Gas, Single-Phase Electricity

PRICE: \$2,500,000 or \$7,668/Acre

IMPROVEMENTS:

- 1- Valley 1/4 Mile 8000 Series, 2005 Model (Full Circle)
- 1- Valley 8000 Series 2005 Year Model (60-Acre Circle)
- 1- Irrigation Well with Turbine Pump and Gearhead
- 1- House in Good Condition
- 1- Set of Cattle Pens
- 1- Domestic Well with Submersible Pump
- 2- Barns
- 1- Horse Barn with Stalls

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