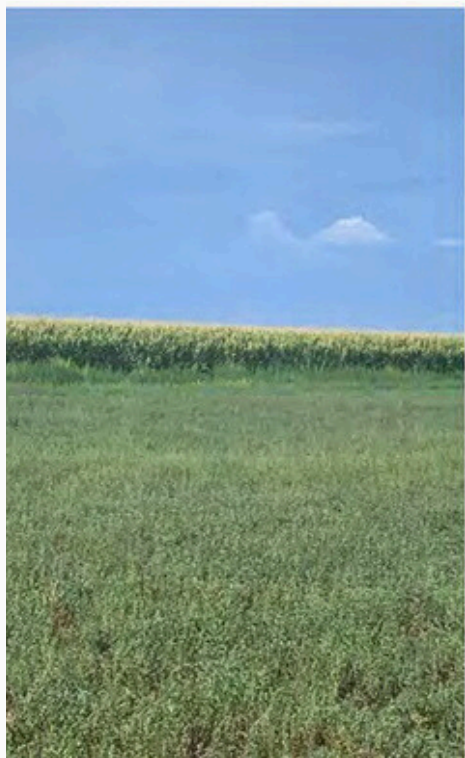


**FOR SALE**  
**TEXAS BEEF RD IRRIGATED 640**

**\$2,336,000 OR**  
**\$3,650/ACRE**





**TEXAS BEEF RD IRRIGATED 640**



## TEXAS BEEF RD IRRIGATED 640

### PROPERTY OVERVIEW

## Texas Beef Road Irrigated 640 Acres

**AREA:** SE of Sunray, TX in Moore County

**LOCATION:** From Sunray, TX drive east on FM 281 for 1/2 mile, turn right on Texas Beef Rd and drive south 3.5 miles, turn left on Farm Rd and drive 1 mile to the west side of the property.

**TOTAL ACRES:** Approximately 640 Acres

**TOTAL WET ACRES:** Approximately 432 Acres

**% IRRIGATED TO TOTAL ACRES:** 67.5% Irrigated

**CROP HISTORY:** Seed Maze, Corn, Cotton, Wheat

**TOTAL IRRIGATION WELLS:** 5 Irrigation Wells

**TOTAL GPM:** Approximately 900 Total GPM

**GPM/WET ACRE:** 2.083 GPM/Wet Acre

**PRICE:** \$3,650/Acre OR \$2,336,000

#### **IMPROVEMENTS:**

- 1- Valley 1/2 Mile Sprinkler
- 1- Electric Motor with VFD Panel and Hollow Shaft Turbine Pump
- 1- Quonset Barn
- 2- CAT Gensets
- 4- Electric Submersible Pumps
- 5- Irrigation Wells

#### **IRRIGATION WELLS:**

Well#	Date Drilled	Depth
MO-1835	05/1994	572'
MO-12094	02/2021	460'
MO-7864	03/2014	473'
MO-7865	03/2014	473'
MO-1731	02/1989	480'

**TEXAS BEEF RD IRRIGATED 640**

