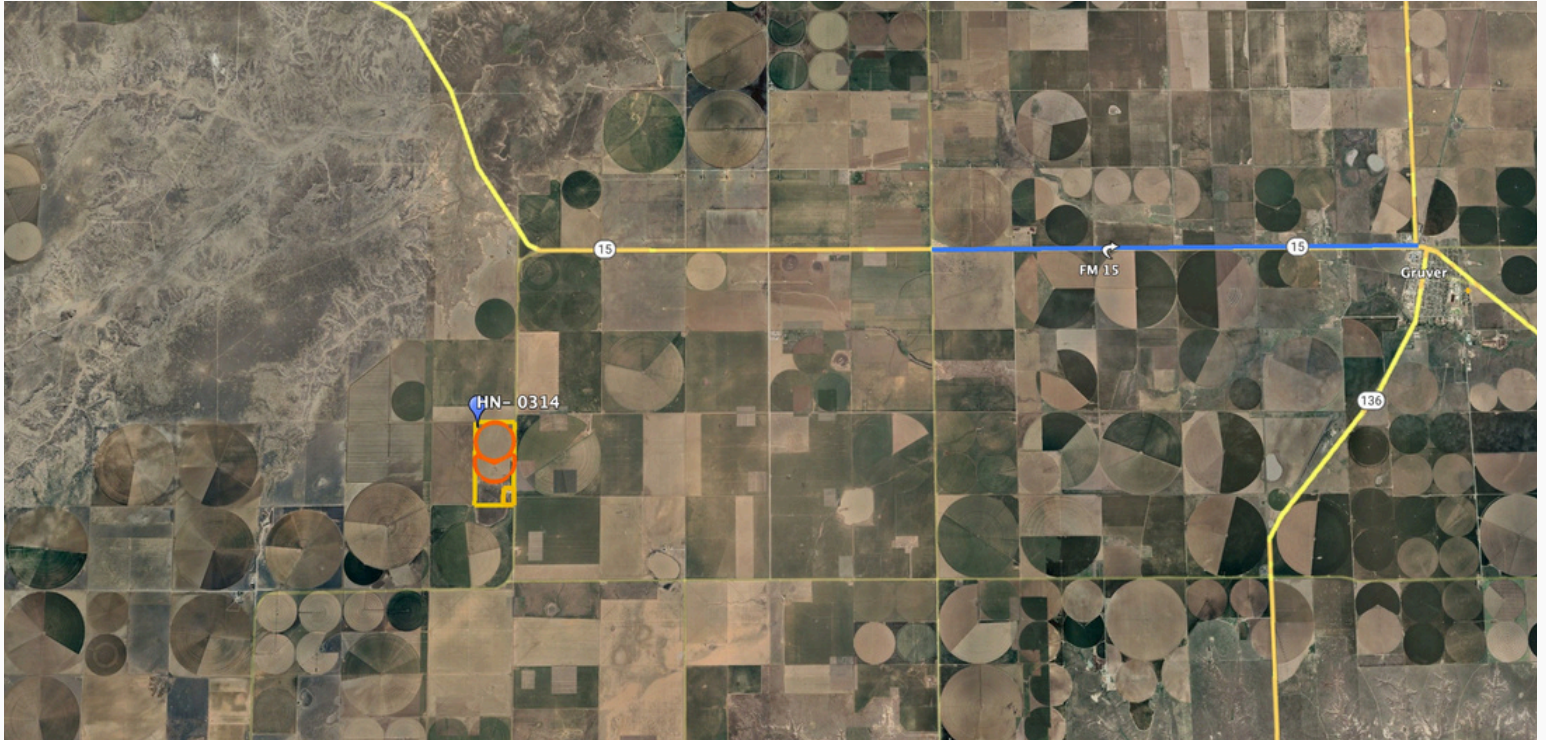


**FOR SALE HANSFORD
CO. IRRIGATED 310**

**\$1,705,000 / OR
\$5,500 ACRE**



HANSFORD CO. IRRIGATED 310



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PROPERTY OVERVIEW Hansford Co. Irrigated 310 Acres

Property Overview: West of Gruver, Texas (Texas Panhandle)

Location:

- Located 11 miles west of Gruver, TX, along Highway 15.
- From the intersection of FM 1573, turn south and drive 2 miles to reach the northeast corner of the property.

Access:

- Frontage on FM 1573 and County Road 5.

Property Details:

- **Total Acreage:** Approximately 310 acres.
- **Irrigated Acres (Wet Acres):** Approximately 170 acres.
- **Irrigation Coverage:** 61.29% of total acreage.

Irrigation System:

- **Irrigation Wells:** 1 well equipped with a turbine pump and gearhead.
- **Water Output:**
- **Total:** Approximately 700 gallons per minute (GPM).
- **Efficiency:** 3.88 GPM per wet acre.

Utilities:

- Natural gas and single-phase electricity power the property.

Price:

- \$1,705,000 (\$5,500 per acre).

Improvements:

- **Pivots:**
- Valley 8000 Series (2005) 1/4-mile full-circle pivot.
- Valley 8000 Series (2005) 70-acre circle pivot.
- **Irrigation Infrastructure:**
- One irrigation well with a turbine pump and gearhead.

This property offers a prime agricultural opportunity with a high percentage of irrigated acres, reliable water supply, and well-maintained irrigation equipment.