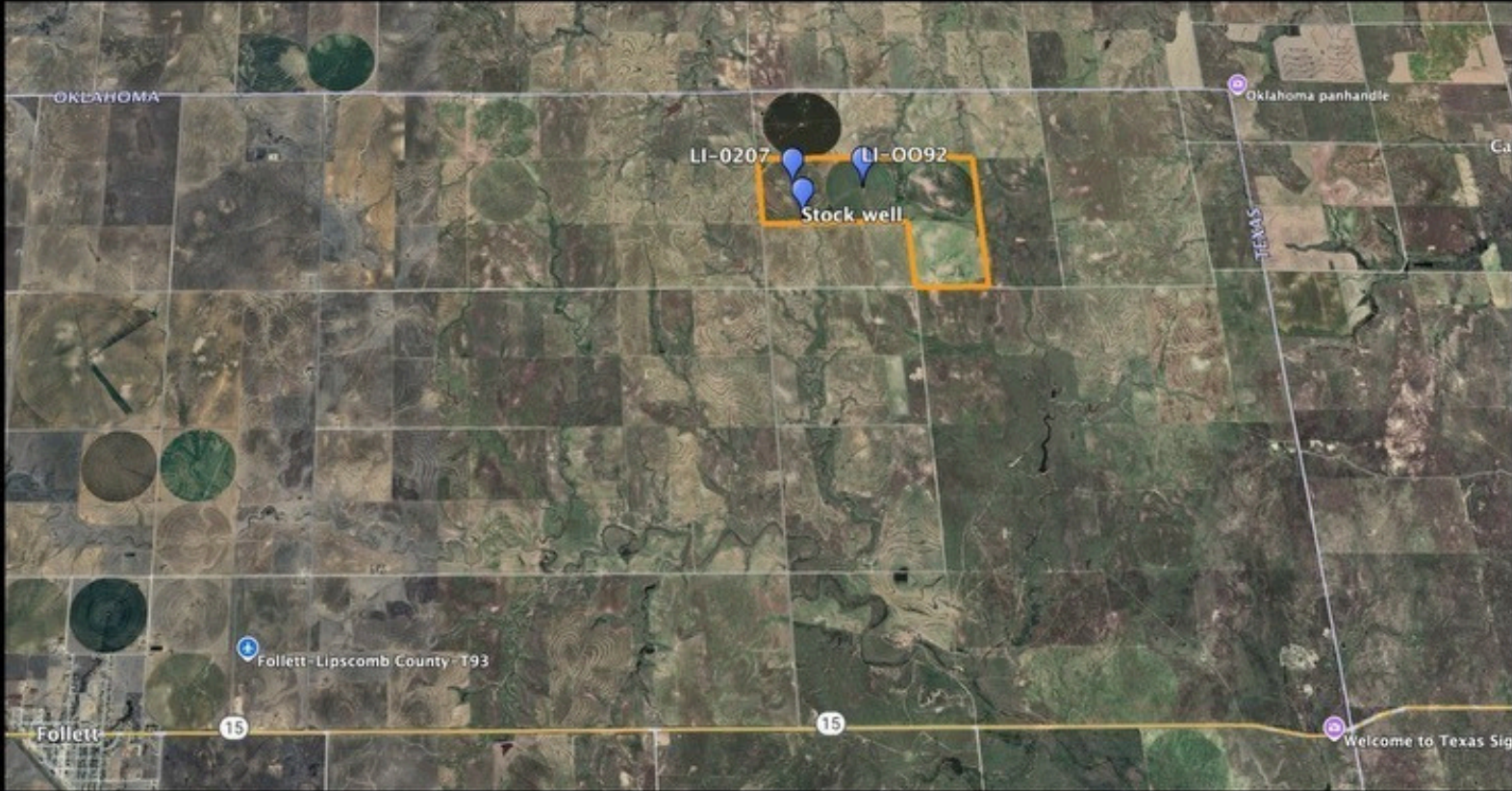


Lipscomb Co Irrigated Farm 640



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\$2,820,800 OR \$4,408/ACRE

Lipscomb County Irrigated Farm 640 Acres
Prime Agricultural Opportunity Near Follett, TX
Property Overview

Location: Northwest of Follett, TX, in Lipscomb County

Access:

From Follett, TX, drive 4.3 miles east on HWY 15 to County Road 28

Turn left and drive 3.5 miles north to the southwest corner of the property

Land & Water Resources

Total Acres: 640 acres

Irrigated (Wet) Acres: 360 acres (56% of total acreage)

Irrigation Wells: 2 wells producing approximately 1,400 GPM

Stock Well: 1 well

Water Efficiency: 3.88 GPM per wet acre

Irrigation System

Sprinklers: 3 Valley 1/4-mile pivot sprinklers

2019 Model

2015 Model

2013 Model

Power Supply: 3-phase electricity

IMotors: 2 electric motors with control panels

Pumps:

2 Hollowshaft Turbine Pumps

1 Submersible Pump

Additional Highlights

Efficient irrigation infrastructure

Reliable water supply for high-yield crop production

Convenient access to major roadways

Well-maintained pivots and equipment