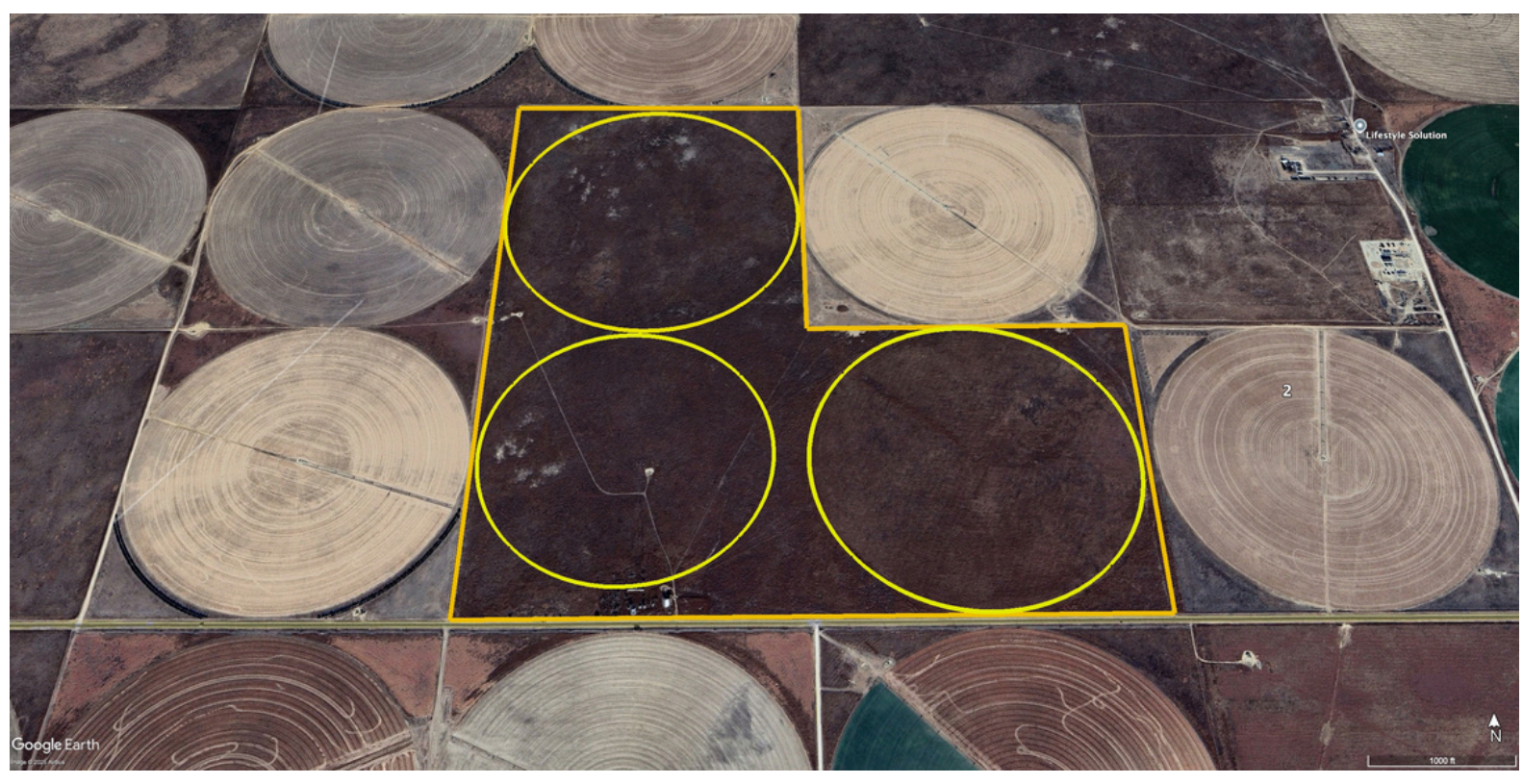


**FOR SALE FM 1573 IRRIGATED
ORGANIC FARM 480**

**\$4,600/ acre or
\$2,208,000**



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PROPERTY OVERVIEW

FM 1573 IRRIGATED ORGANIC FARM 480

Newly developed irrigated farm with 3 brand new Valley sprinklers and 4 brand new irrigation wells with electric submersible pumps. The farm is offered as an investment property with the Seller paying a 5% annual return to the Buyer for a 5-year leaseback. The farm will be certified organic.

Area: Southern Sherman Co northwest of Sunray, TX

Location: From Sunray, TX drive north 8 miles on FM 119 to FM 1573. Turn left and drive west 5.25 miles to the entrance of the property on the north side of the highway.

Access: FM 1573

Total Acres: Approximately 480 acres

Total Wet Acres: Approximately 335 acres

% Irrigated to total acres: 69.7%

Total Irrigation Wells: 4 irrigation wells

Total GPM: Approximately 1,350 gpm

GPM/ Wet Acre: 4.02 gpm/ wet acre

Power: 3- phase electricity

Price: \$4,600/ acre or \$2,208,000

Improvements:

- 2- Valley 1/4 mile 2025 year models**
- 1- Valley 95 acre sprinkler 2025 year model**
- 4- IrrigaDon wells**
- 4- Submersible pumps**

Leaseback: Seller will leaseback farm for a 5% return to the investor on a 5- year lease.

Organic Certification: The farm is in the process of being certified organic. Certification should be completed in the next 6 months.