

**FOR SALE**

**CARSON CO. IRRIGATED & GRASS 640**

**\$3,493,875**



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### **PROPERTY OVERVIEW**

## **Carson County Irrigated and Grass 640 Acres**

**LOCATION:** From Panhandle, TX drive north on HWY 207 for 5 miles to the SW corner of the property.

**ACRES:** 640 Acres +/-

**WET ACRES:** 335 Wet Acres

**GPM:** 800 GPM

**GPM/WET ACRE:** 2.38 GPM/Wet Acre

**IRRIGATION WELLS:** 1 Well, 760' Depth

**PRICE:** \$3,493,875

### **IMPROVEMENTS:**

- 1- Zimmatic 1/4-Mile Sprinkler (New)
- 1- Reinke 110 Acre Sprinkler
- 1- Valley 100 Acre Sprinkler (Windshield Wipe)
- 1- Irrigation Well
- 1- Turbine Pump with Gearhead
- 1- Stock Well with Submersible Pump
- 1- 1,800 SF Barn with Concrete Floor
- 1- Set of Livestock Pens and Shed with Water Tank
- 1- Perimeter Barbed Wire Fencing and Cross Fencing
- 3- Dirt Tanks Along the Draw

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