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CONTACT:

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PROPERTY FOR SALE: ±18,106.5 ACRES
Hartley County

PROPERTY DESCRIPTION:

The farm is two blocks of land consisting of 1) ±16,547 acres located along the northwest side of U.S. Highway 54 along the north and south side of CR L; and, 2) ±1,559.5 acres located along the east side of CR 11 about 1.6 miles south of CR D in Hartley County, Texas.

IRRIGATION:

The property contains approximately 12,960 acres is under irrigation by 55 center pivot irrigation systems and ±161 irrigation wells. The sprinklers are predominately Reinke systems installed between 2008 and 2011 but do include four systems installed in the early 1990s. The irrigation wells are pumped by approximately 94 electric submersible and VHS pumps along with 41 natural gas engines driving gearheads and 26 natural gas powered gensets. The natural gas engines are owned by the tenant and not included. The wells are reported to be producing ±44,000 gpm or 3.4 gpm/irrigated acre (to be verified by the buyer).

IMPROVEMENTS:

The farm is improved with four 250,000 bushel Sukup grain storage bins providing a total grain storage capacity of 1,000,000 bushels. The grain storage is equipped with a 10,000 bu/hour elevator leg. The grain bins and elevator leg were constructed in 2021.

Additional improvements consist of a truck scale, a ±16,000 SF steel frame shop/barn, a ±1,440 SF steel frame building, a ±924 SF wood frame office building and three (3) ±12,000 SF open sided hay sheds.

MINERALS (Oil & Gas):

All mineral interest owned is to be conveyed.

LEASES:

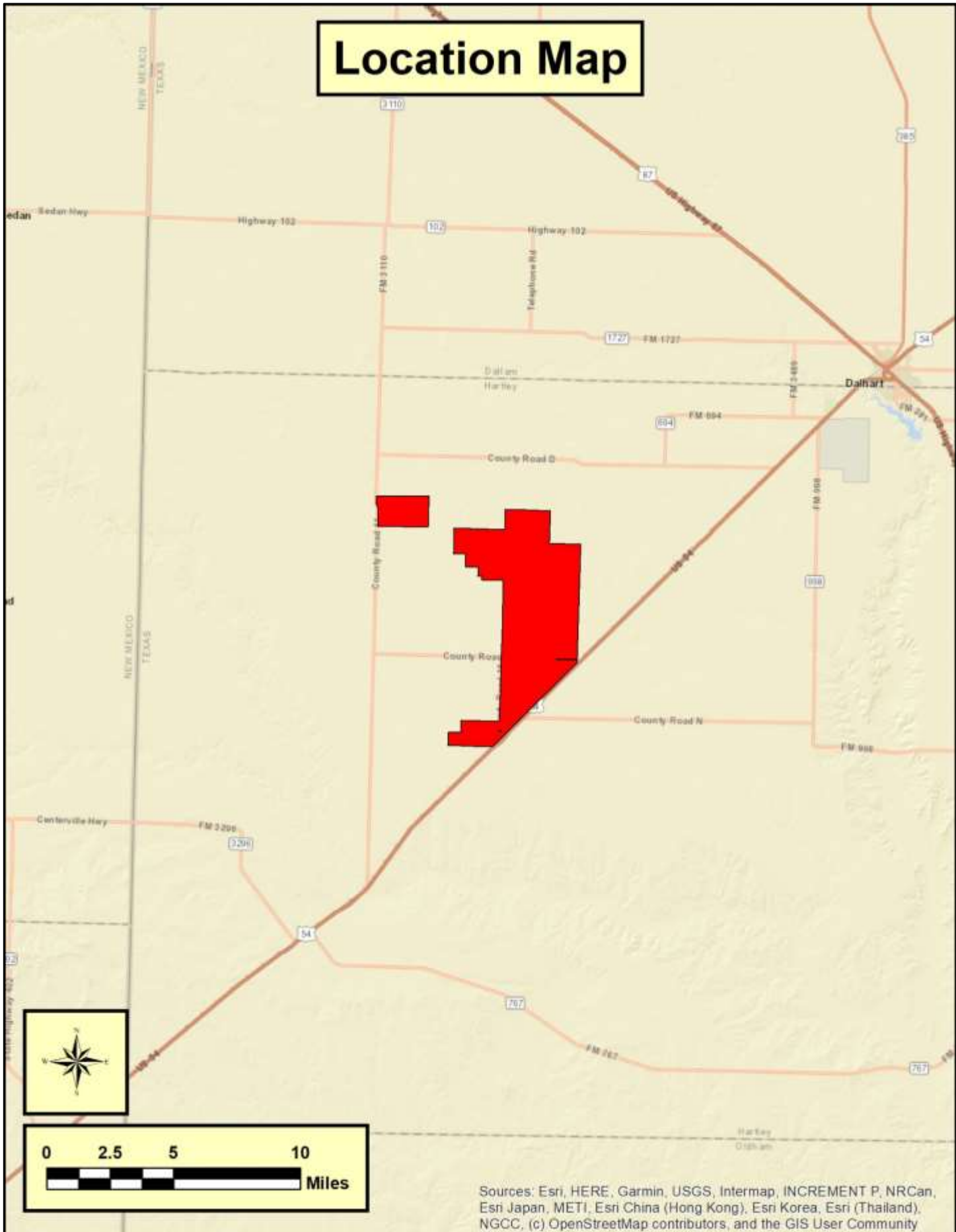
The property is being offered subject to an agricultural lease which ends December 31, 2025.

Price: \$65,500,000

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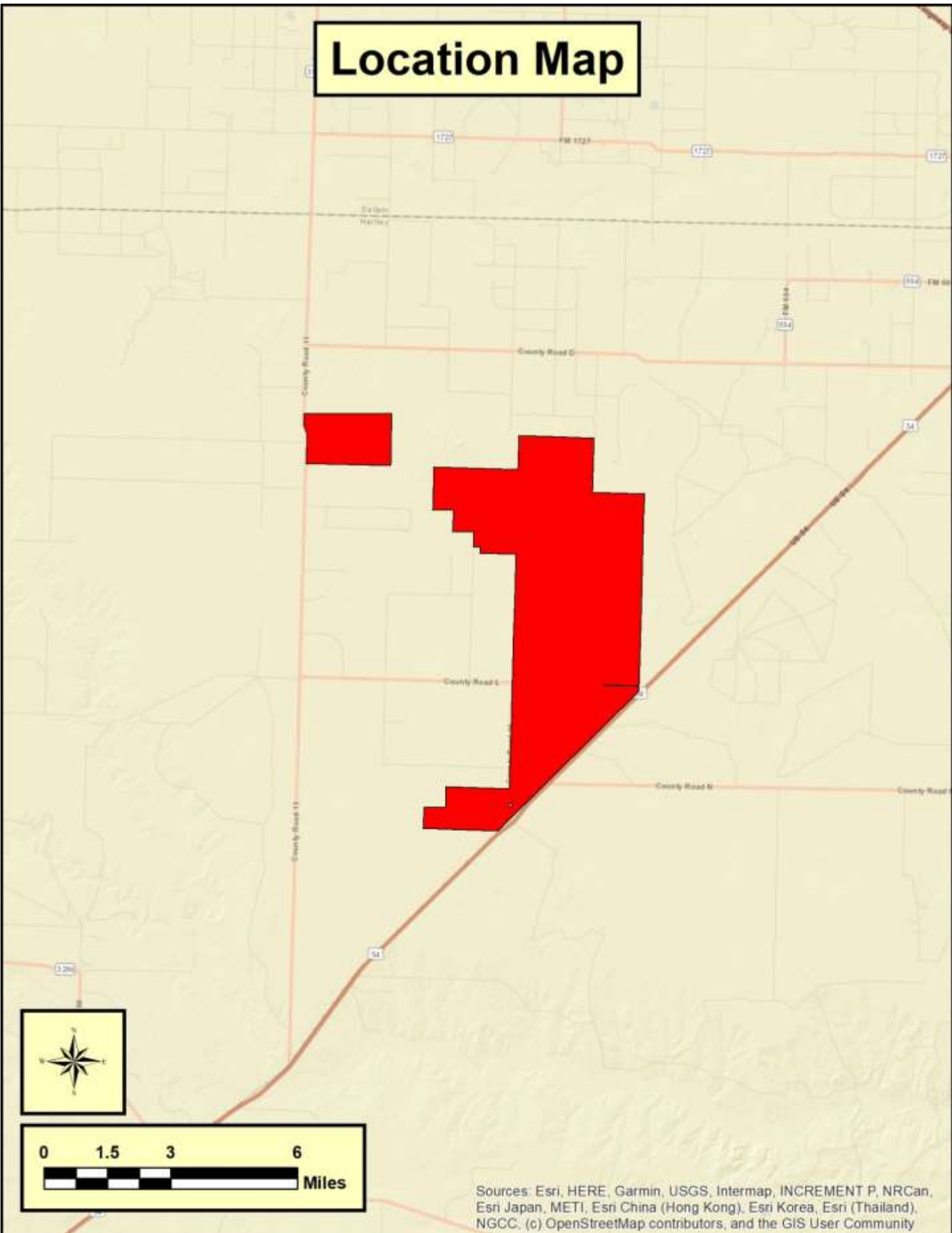
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Location Map



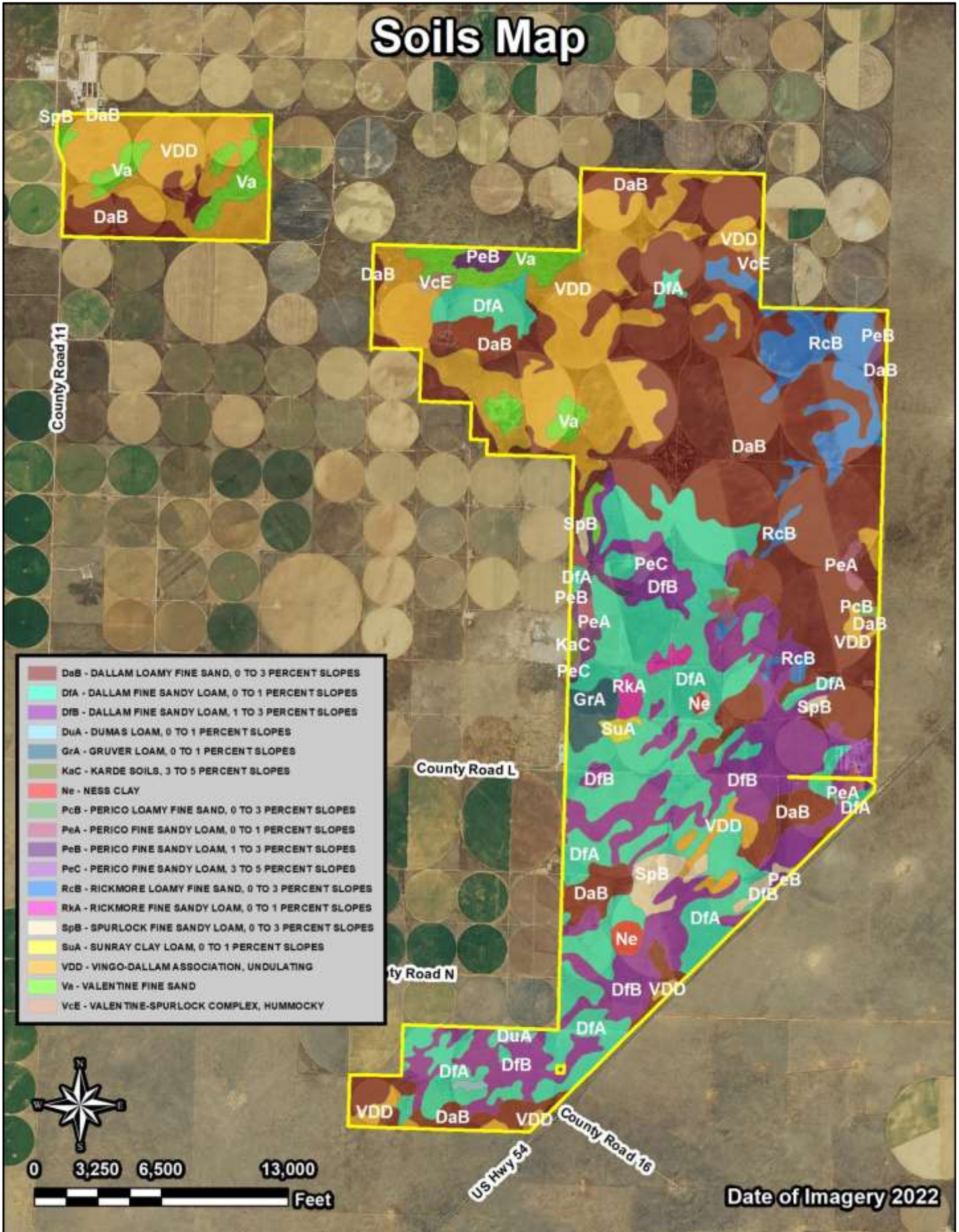
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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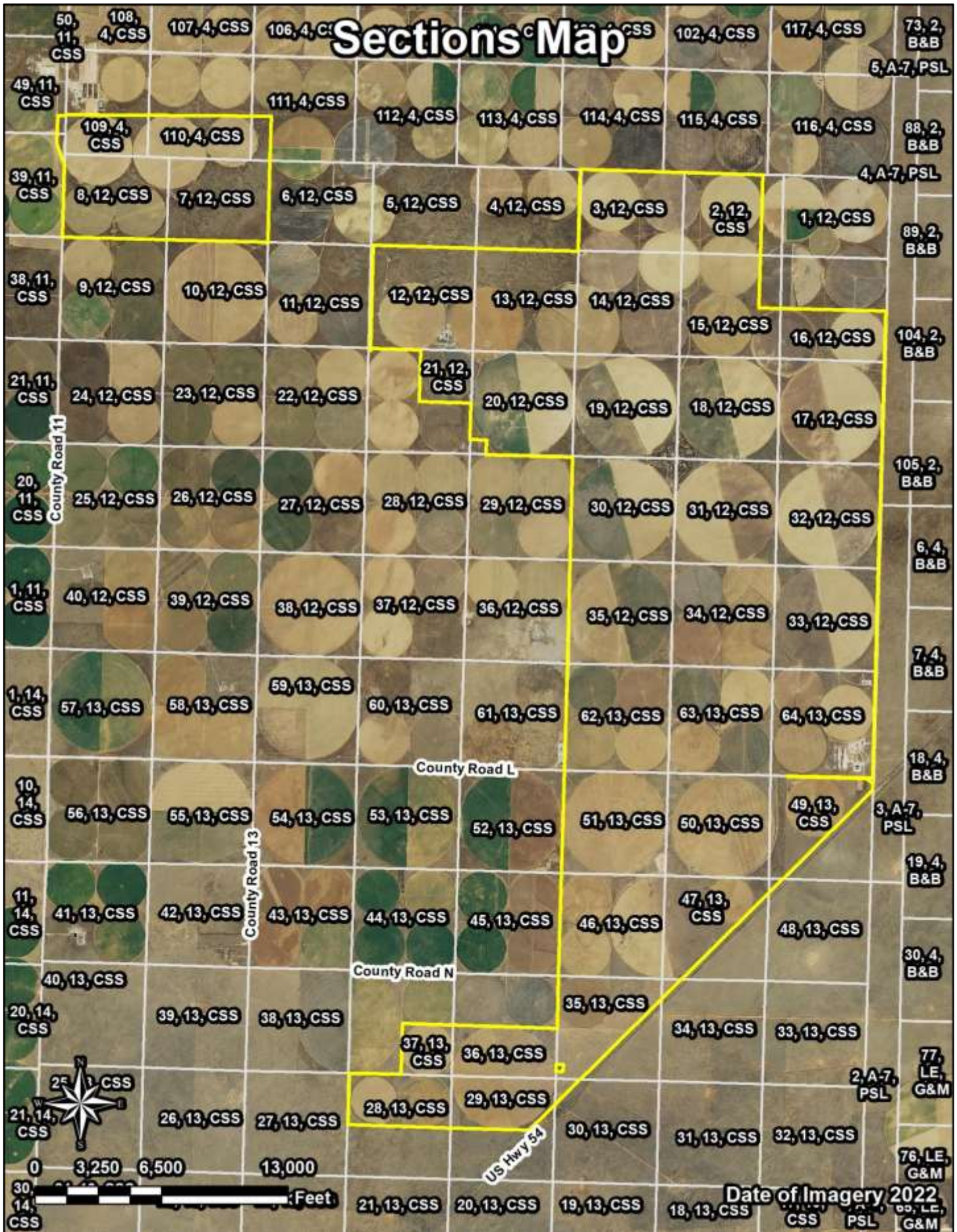


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Soils Map



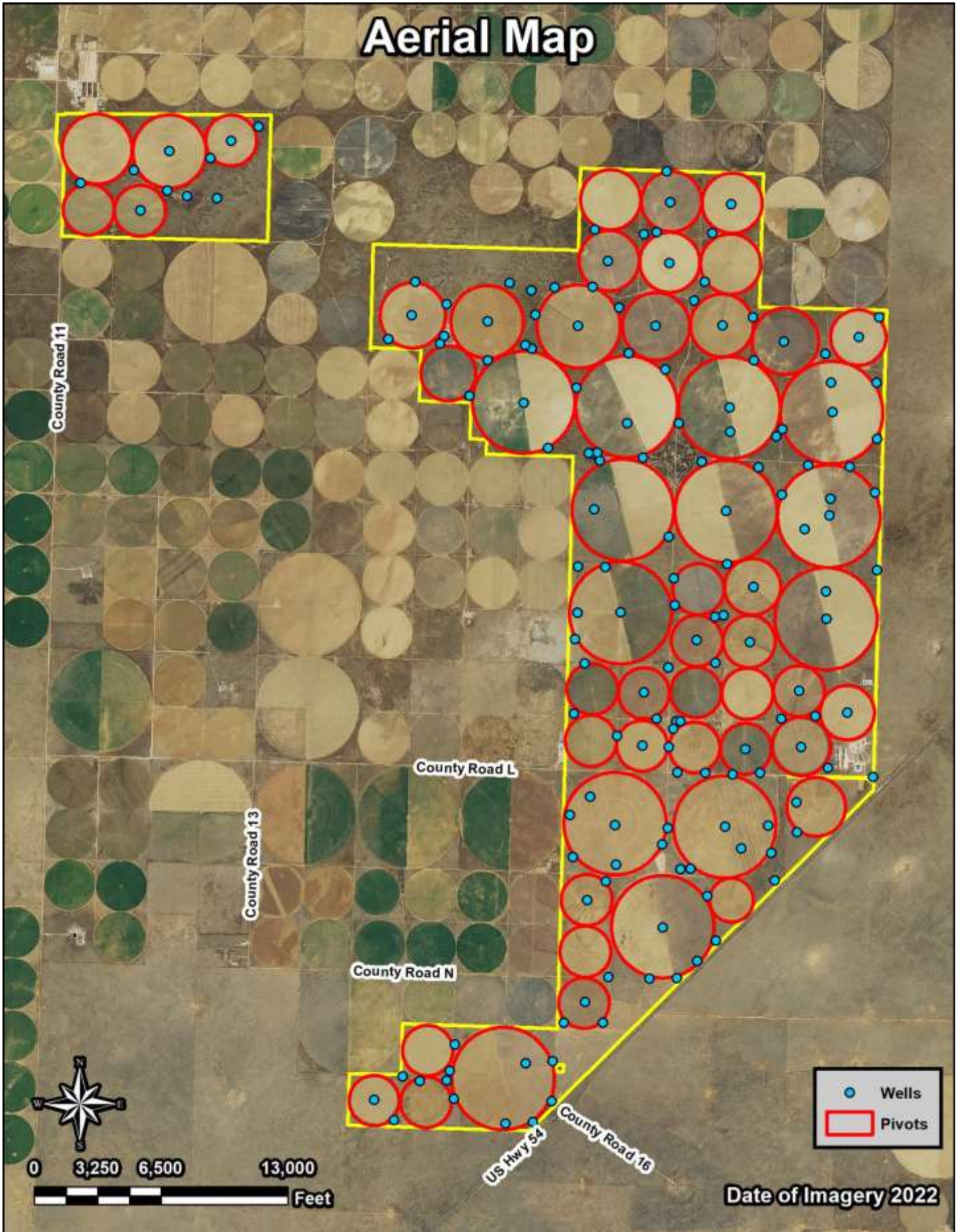
Sections' Map



Date of Imagery 2022

0 3,250 6,500 13,000 Feet

Aerial Map



	Wells
	Pivots

Date of Imagery 2022

Topography Map

