



**Farmers
National
Company™**

www.FarmersNational.com

A-22544



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

685.23± Acres, Sherman County, Texas

**OFFERED AT
\$4,000,000**

Highlights:

- New irrigation wells
- Quality soils
- New underground electric and water lines

For additional information, please contact:

Tyler Ambrose, AFM, Agent | (580) 583-5750

TAmbrose@FarmersNational.com

For additional information, please contact:

Brent McDonald, Agent | (806) 503-2287

BMcDonald@FarmersNational.com

Property Information

Directions to Property:

The farm is located in northern Sherman County and approximately five miles southwest of Texhoma along Highway 54.

Legal Description:

AB 610 Section 168 SE of RR, N 1/2 AB 122 Section 169 IC-GH & H Survey, AB 119 on West Side of N/2 & AB 119 Section 163 out of S/2, Block 1-C, GH&H RR Survey

Property Description:

An excellent opportunity with a newly developed farm. The farm consists of approximately 462 irrigated acres with the balance in old CRP grass with potential wind energy income. Currently consists of two new wells and two older wells being brought back into production. All new electric lines that are powering the four new submersible well pumps and pivots.

Owner’s interest in the existing wind lease will convey in the sale of the farm.

Improvements:

- 1 – Lockwood 8-Tower Pivot, Model # 2265, SN# 821968AA – Nozzled at 650 GPM
- 1 – Reinke 8 Tower Pivot, Model # 65G LEPA, SN# 0200-19110 – Nozzled at 625 GPM
- 1 – Reinke 18 Tower Pivot, Model # 1060 LEPA, SN# 0299-17616 – Nozzled at 700 GPM
- 2 – 12’ rubber tire livestock water tanks installed in 2022
- 4 - Irrigation Wells with Electric Powered Submersible Pumps

Total GPM: Approximately 1,625 Total GPM
3.5 GPM / Wet Acres

Irrigation Wells:

Well Number	Date Drilled	Depth
SH-12664	03-04-2022	361
SH-0820	04-30-1965	306
SH-12505	11-22-2021	377
SH-1096	N/A	323

Farm Data:

Cropland	462.00 acres
Pasture	138.23 acres
Non-crop	85.00 acres
Total	685.23 acres

Taxes:

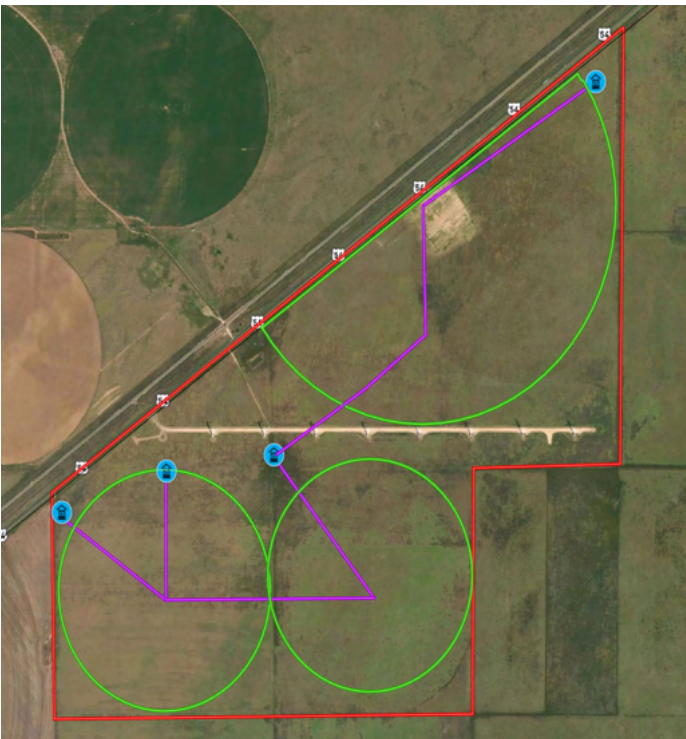
- \$2,325.66

Price:

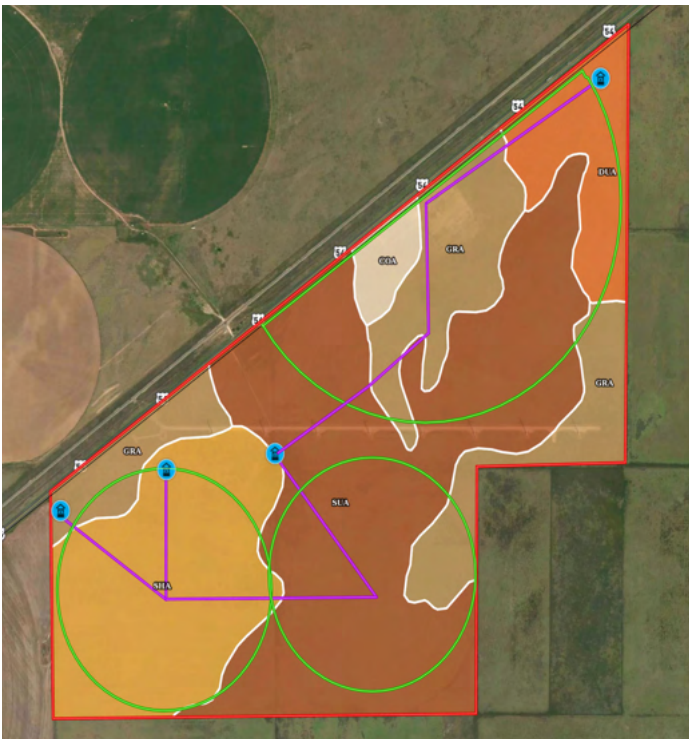
- \$4,000,000



Aerial Map



Soils Map

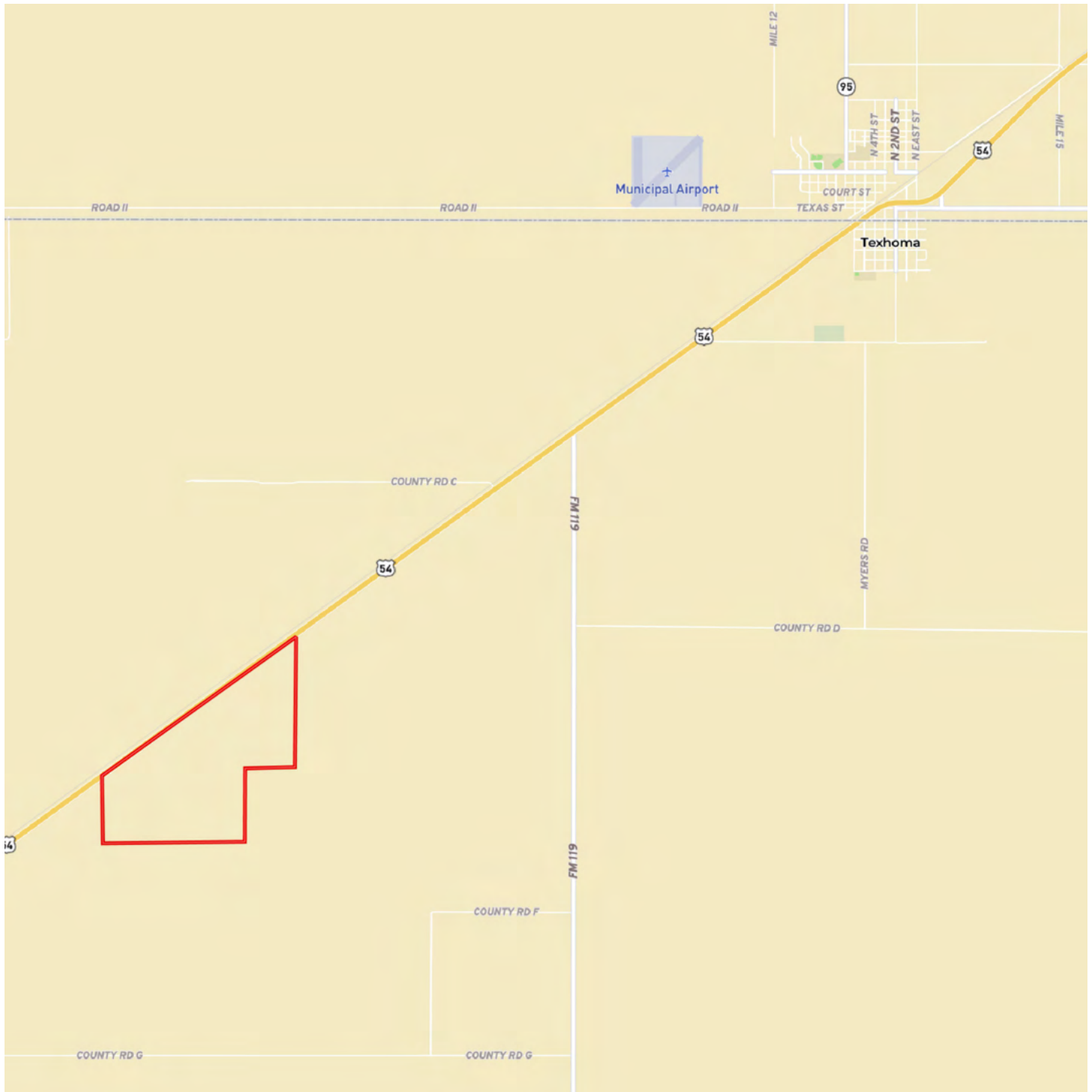


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SuA	Sunray loam, 0 to 1 percent slopes	326.54	46.26	0	50	2e
ShA	Sherm clay loam, 0 to 1 percent slopes	154.69	21.91	0	45	2s
GrA	Gruver clay loam, 0 to 1 percent slopes	149.6	21.19	0	51	2c
DuA	Dumas loam, 0 to 1 percent slopes	58.7	8.32	0	59	2c
CoA	Conlen loam, 0 to 1 percent slopes	16.31	2.31	0	31	3e
TOTALS		705.84(*)	100%	-	49.42	2.02



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Property Location Map



**Farmers
National
Company™**

www.FarmersNational.com

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**