

**Farmers
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A-22544



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FOR MORE INFO!



LAND FOR SALE

685.23± Acres, Sherman County, Texas

**OFFERED AT
\$3,299,000**

Highlights:

- **Four irrigation wells, underground electric and water pipelines**
- **Quality soils**
- **Potential additional revenue from wind lease**

For additional information, please contact:

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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:

Tract 1: A portion of Sec 168, AB 610 & N1/2 Sec 169, AB 122, all SE of US Hwy 54

Tract 2: An 11.94 AC TR out of the W part of S1/2 Sec 163, AB 119, both tracts in BLK 1-C, BLK 1-C, GH&H RR CO, Sherman County, Texas.

Property Description:

This is your opportunity to add a re-developed productive farm to your operation/portfolio in the Panhandle of Texas with diverse income opportunities:

Approximately 462 irrigated acres with the balance of the acreage in expired CRP grass;

2 new irrigation wells and 2 older irrigation wells recently brought back into production;

New electric lines powering the 4 submersible pumps and 3 pivot systems;

New network of underground pipelines inter-connecting all wells and pivot systems;

Active wind lease providing potential additional revenue on a quarterly basis; and

Perimeter fencing and 2 frost-resistant livestock watering facilities provide basic infrastructure for a cattle operation.

Farm Data:

Cropland	462.00 acres
Pasture	138.23 acres
Non-crop	<u>85.00 acres</u>
Total	685.23 acres

Improvements:

- 1 – Lockwood 8-Tower Pivot, Model # 2265, SN# 821968AA – Nozzled at 575 GPM
- 1 – Reinke 8 Tower Pivot, Model # 65G LEPA, SN# 0200-19110 – Nozzled at 525 GPM
- 1 – Reinke 18 Tower Pivot, Model # 1060 LEPA, SN# 0299-17616 – Nozzled at 650 GPM
- 2 – 12' rubber tire livestock water tanks installed in 2022
- 4 - Irrigation wells with electric powered submersible pumps

Irrigation Wells:

Well Number	Date Drilled	Depth
SH-12664	03-04-2022	361
SH-0820	04-30-1965	332
SH-12505	11-22-2021	375
SH-1096	N/A	323

2025 Taxes:

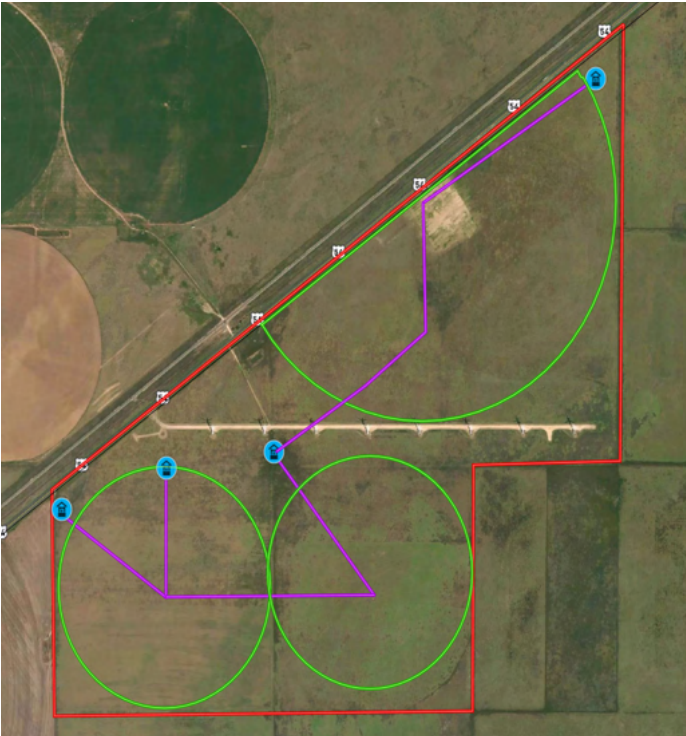
\$4,670.56

Price:

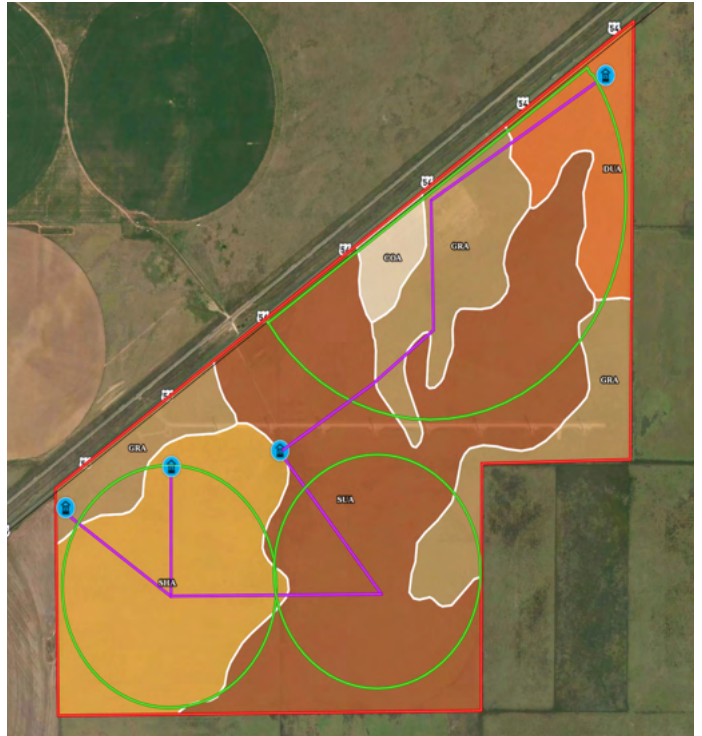
\$3,299,000



Aerial Map



Soils Map

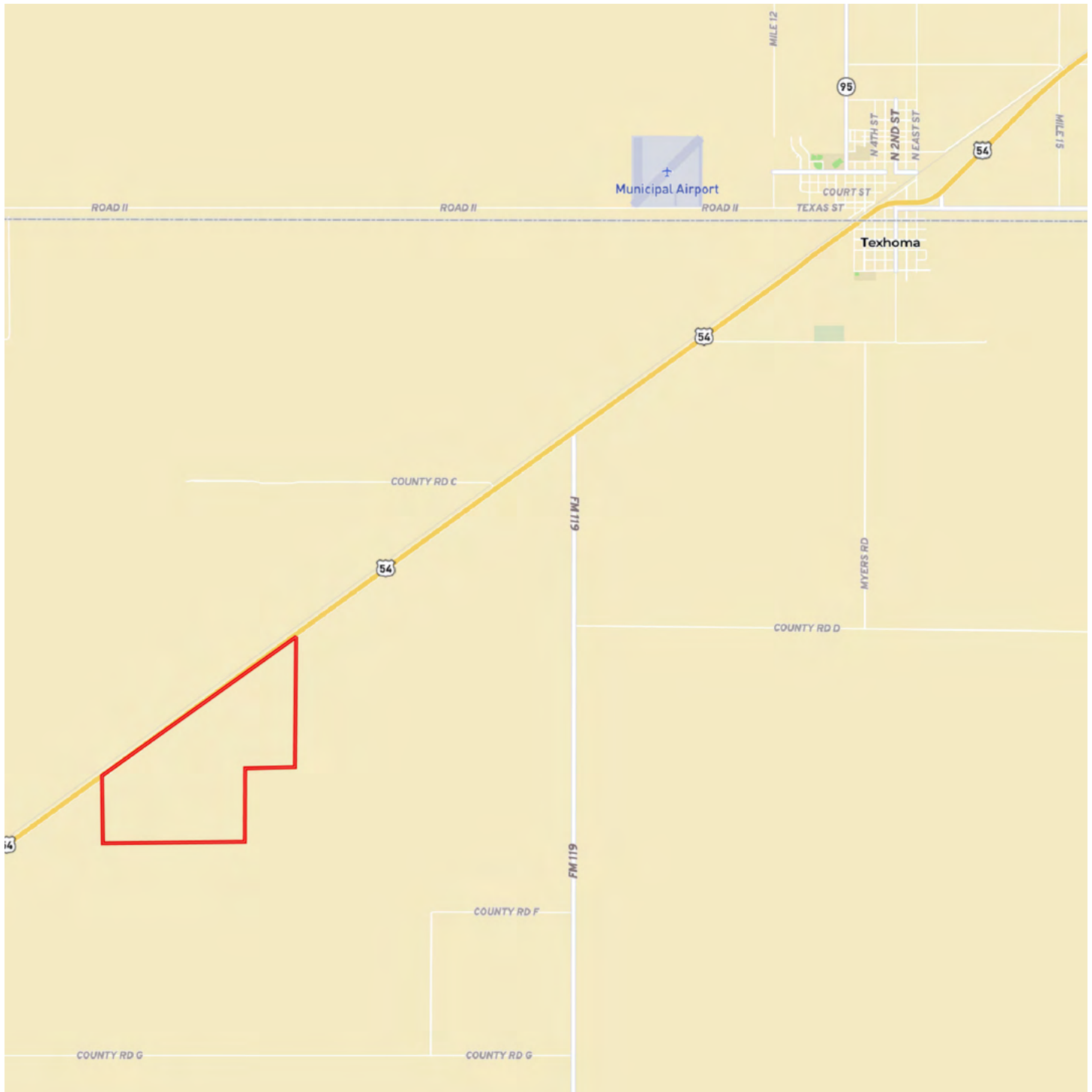


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SuA	Sunray loam, 0 to 1 percent slopes	326.54	46.26	0	50	2e
ShA	Sherm clay loam, 0 to 1 percent slopes	154.69	21.91	0	45	2s
GrA	Gruver clay loam, 0 to 1 percent slopes	149.6	21.19	0	51	2c
DuA	Dumas loam, 0 to 1 percent slopes	58.7	8.32	0	59	2c
CoA	Conlen 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



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