

LAND FOR SALE

1,254+/- Acres
Hutchinson and Moore
Counties, Texas
Offered at \$1,881,000.00

HIGHLIGHTS

- Irrigated Crop Land, Non-Irrigated Crop Land, and Native Pasture
- Irrigation Center Pivots Included
- Livestock Processing Corrals



L-2100089

Property Location: From Sunray, Texas, travel 10 miles east on County Road 281 and 1.5 miles north on County Road 1060.

Legal Description: Section 1 and the W/2 Section 2, Block 1, BBB&C Survey, Moore County, Texas, containing 939 acres MOL and the E/2 of Section 2, Block 1, BBB and C RR Survey, Hutchinson County, Texas, containing 315 acres MOL.

Property Description: This diverse property lies along the Hutchinson and Moore County lines. The property includes three irrigated circles with two productive water wells along with dryland acres and native pasture. There is an additional domestic well for livestock water and full livestock processing corrals that include sorting pens, processing tub, and semi trailer load out ramp.

Farm Data:

Cropland	490 acres
Pasture	764 acres
Total	1,254 acres

FSA Information:

Tract 266	Base	Yield
Corn	649 acres	170 bushels
Wheat	618.7 acres	44 bushels
Grain Sorghum	260.6 acres	114 bushels

Irrigation Equipment: Two, 7 Tower Zimmatic Center Pivots and one, 8 Tower Zimmatic Center Pivot. Well motors are tenant owned and not included in the sale.



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For additional information, please contact:

Tyler Ambrose, AFM, Broker/Auctioneer
Yukon, Oklahoma
Business: (580) 583-5750
TAmbrose@FarmersNational.com
www.FarmersNational.com/TylerAmbrose





Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
ShA	Sherm clay loam, 0 to 1 percent slopes	573.0	45.97	2s
SuA	Sunray loam, 0 to 1 percent slopes	40.9	3.28	2e
Hu	Bippus loam, 0 to 1 percent slopes, occasionally flooded, cool	61.2	4.91	2w
ShB	Sherm clay loam, 1 to 3 percent slopes	84.8	6.81	3e
SuB	Sunray loam, 1 to 3 percent slopes	205.4	16.48	2e
HaA	Gruver clay loam, 0 to 1 percent slopes	18.0	1.44	2c
UsC	Paloduro-Sunray complex, 3 to 5 percent slopes	41.1	3.3	4e
CoB	Conlen loam, 1 to 3 percent slopes	12.7	1.02	4e
HaB	Gruver clay loam, 1 to 3 percent slopes	7.4	0.59	2e
W	Water	2.9	0.23	-
CnC	Conlen loam, 3 to 5 percent slopes	7.7	0.62	4e
CnB	Conlen loam, 1 to 3 percent slopes	57.7	4.63	4e
GrB	Gruver clay loam, 1 to 3 percent slopes	133.6	10.72	2e
TOTALS		1246.5	100%	2.25

Location Map



Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.