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Swisher County Irrigated Farmland* Grass* 310.9 Acres* 7 Miles West of Kress TX*

Legal Description: South/2, Section 22, Block K, Swisher County Texas, containing 310.9 acres more or less. (House and a few acres on FM 145 not included)

Description: This is a nice irrigated farm west of Kress Texas in the southwest quadrant of Swisher County Texas. Excellent access is provided by FM 145 on the south boundary and County Road 7 on the west boundary. A 90's year model Valley 6000 Sprinkler system is on the west half of the farm. The sprinkler appears to be in good condition with long drops and small tires. The sprinkler has 8 towers, 1299.6' length, and serial number 69018. There are 6 wells (all submergible) that are producing a total of approximately 275 gallons of water per minute that supplies water to the sprinkler. The wells are approximately 340-360' depth. A 3000 gallon fertilizer tank is included at the pivot. A strainer/filter is also available at the pivot for filtering sand or other particles out of the water to keep nozzles clean. All wells are tied together with mostly 8" plastic pvc underground tile. The eastern part of the farm is grass and playa lake bottom. Soil types consist of 74.1% PuA Pullman clay loam with 0-1% slopes, 18.4% PuB Pullman clay loam with 1-3% slopes, and 7.5% RaA or predominately playa lake bottom. The west side of sprinkler is currently in wheat stubble, ready for new cotton crop. The farm is mostly clean and well cared for. View pictures on my website at

WWW.STREETSTREALESTATE.COM

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Other details: 121+/- acres under sprinkler* 105.5+/- acres Grass/CRP/Playa Lake, 84+/- acres dryland* Electricity is available on east side down at lake bottom to allow pumping water from lake into sprinkler achievable* Electric transmission line is on north side of property* with 6 wells, sprinkler system, underground tile, and fences, this property is an excellent choice for tax depreciation purposes.

Price: \$1500/Acre, or \$466,350.00

Minerals and Wind Rights: Seller reserves 1/2 of the mineral interests currently owned and 1/2 of the wind rights.

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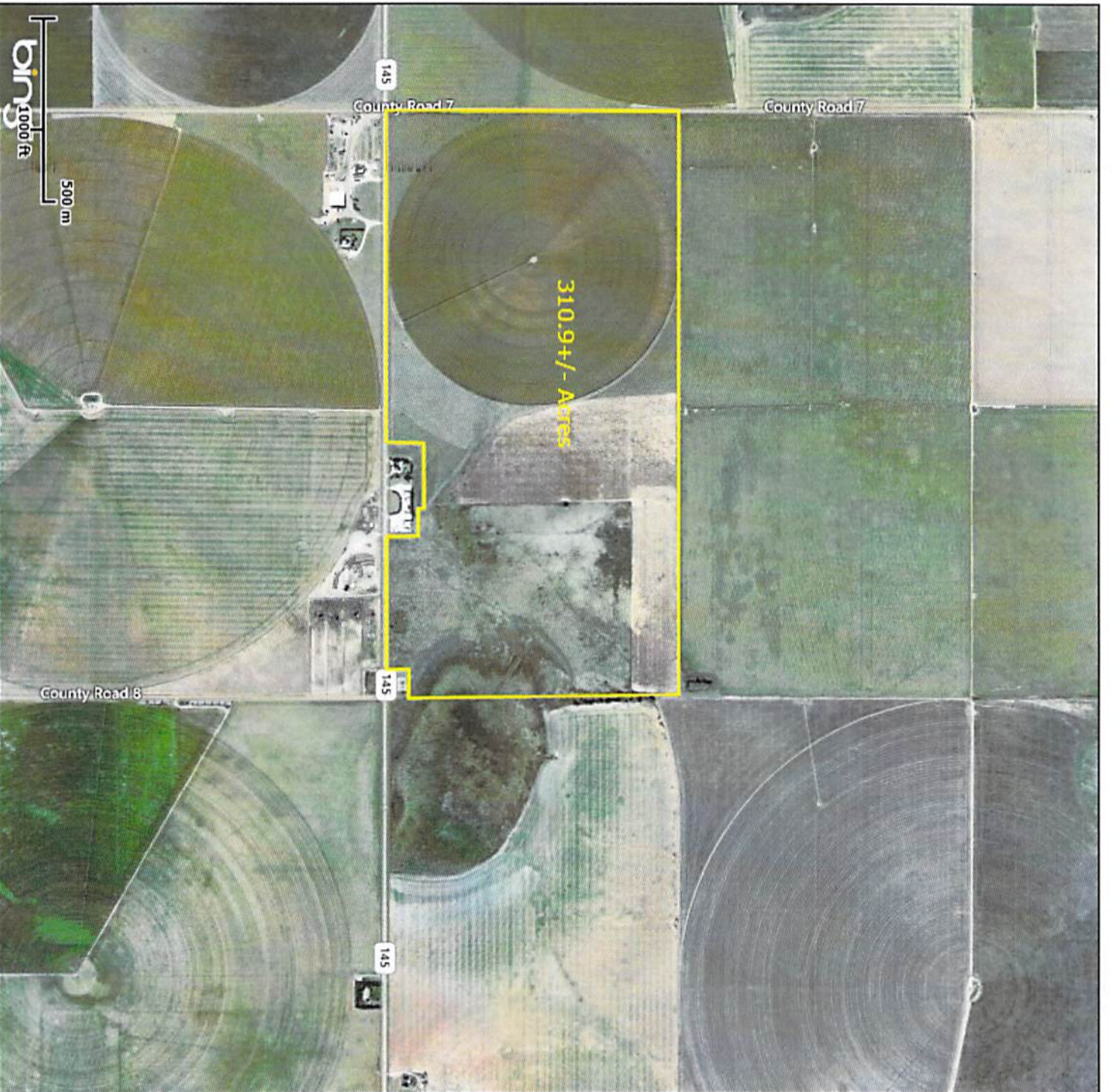
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SAMPLE



Flamboy

CASTRO COUNTY

