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**NE Hale/NW Floyd County Irrigated Farmland\* 276+/- Acres\* Between Providence and Claytonville Texas\* 2 Wells\* 2 Sprinkler Systems\***

**Legal Description:** AB 1685, Block M-14, Section 14, SW/4, containing 150 acres more or less, Hale County Texas, and AB 2361, Block MD-2, Section 3, All in Hale County and containing 50 acres more or less, and 69+/- acres out of Survey 3, Block MD D, RM Ellerd, Floyd County Texas, and 10+/- acres out of Survey 14, Block M-14, S M Nations, Floyd County Texas, save and except a 3 acre more or less tract of land with house and barn(to be determined) for a total of 276 acres, more or less, in Hale and Floyd Counties, Texas.

**Description:** This is a nice irrigated farm in Northeastern Hale and Northwestern Floyd County. There are 2 wells providing a total of approximately 375-380 gallons of water per minute combined according to the Owners. The wells are equipped with one 15 or 20HP and one 30HP electric submersible pumps and motors. Well depths are approximately 281'. There are two sprinkler systems that are both nozzled for 380 gallons per minute. The north sprinkler is a 1997+/- model, and the south sprinkler is a 1999 model. One sprinkler at a time is used to irrigate. The north sprinkler uses a windshield pattern. All wells and sprinklers are tied together with plastic underground tile. Soil types consist of 170.5 acres PuA Pullman clay loam with 0-1% slopes, 47.2 acres of Loftin clay loam, with the remainder being various other soil types. The west side of farm, under the sprinklers is very nice, mostly level, high producing land, while the southeast part has some slope and playa lake bottom. The house, barn, and approximately 3 acres are retained by Seller and not part of this transaction. This farm is currently cash leased for the 2017 crop year. View pictures on my website at

[WWW.STREETSREALESTATE.COM](http://WWW.STREETSREALESTATE.COM)

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**Price:** \$357,420

**Minerals and Wind Rights:** Sellers believe they own most or all mineral interests. There are no Seller reservations, all mineral and wind rights owned by Sellers will convey to Buyer.



# My Property

Created February 16, 2017



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SWASHR

RRS004

Flattirey

22

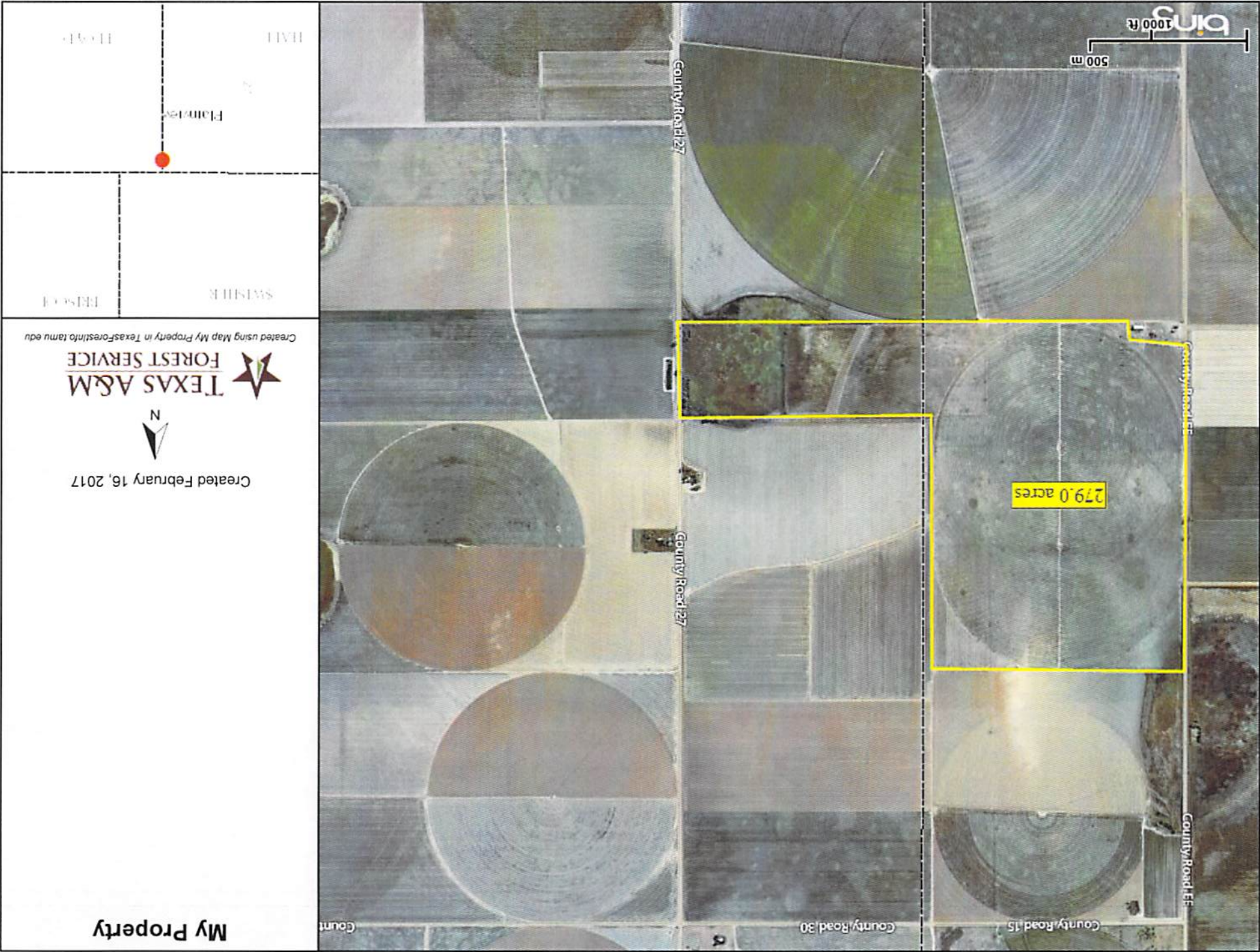
HEAD

FL001

500 m

1000 ft





My Property

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TEXAS A&M  
FOREST SERVICE

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SWISHER  
BRISCOE

HALL  
HALL

Planned

500 m  
1000 ft

279.0 acres

County Road 27

County Road 27

County Road 13

County Road 13

County Road 15

County Road 30

County