

Deaf Smith County Farm

Deaf Smith County, Texas



This 1,298-acre farm is located in the heart of the Texas Panhandle feedlot and dairy industry – approximately 17 miles north of Hereford in Deaf Smith County. The farm produces corn, grain sorghum and wheat. During the past 6 years, the owners have worked to develop the farm into an efficient operation that produces consistent crop yields. Depending upon commodity prices and related economic factors, crops produced are sold on the open market or to local feedlots and dairies.

Water, pumped from eleven irrigation wells, is distributed through a system of underground pipes to two ½-miler center pivot sprinklers that furnish water to the crops. The wells include a Dockum well, completed in 2011 and 10 Ogallala wells. They are operated below their full capacity to insure strong, consistent water flows to the sprinklers (both nozzled at 750 gpm) throughout the irrigation season. Electricity powers the irrigation wells & center pivot sprinklers.

A small grow yard, with a capacity of about 800 head, is located at the southeastern corner of the farm. The yard occupies an area of about 4 acres. Two earthen silage pits are located at the east end of the yard. A domestic

well with an electric submersible pump furnishes water to livestock at the yard.

A 3-bedroom, 2-bath home is located near the southeastern corner of the property - alongside CR 21. The 2,042 SF home is constructed of brick, with a concrete slab foundation, a sheet metal roof, and a two-car garage. The home has central heat and air conditioning. A separate domestic well with an electric submersible pump furnishes water to the home.

The farm's convenient access to county and state-maintained roadways, its proximity to local feedlots and dairies, and its crop production capabilities make it an ideal property for an investor or a farm operator looking for a solid long-term investment in production cropland.



LOCATION / ACCESS: The farm is located approximately 17 miles north of Hereford, Texas in Deaf Smith County. The farm's south boundary stretches approximately 1 mile alongside CR 21, starting about 1 mile west of U.S. Hwy 385. The west boundary stretches approximately 2 miles alongside CR HH. CR 21 and CR HH are both county maintained dirt roads.

ZONING / EASEMENTS: The farm is outside any municipality and not zoned. There are no known easements that adversely affect operation of the farm. It is anticipated that all existing easements will be identified by surveys performed in connection with sale process.

Water: Potable water is supplied from two wells on the property – located at the home and at the grow yard.

Sewer: A Septic system is utilized for wastewater disposal at the home.

Electric: Electric service is provided by Deaf Smith Electric Co-op, Hereford, Texas.

Gas: Gas is furnished to the home by AgriTexGas, LP, Plainview, Texas.



Mineral Rights

All mineral rights owned by the seller will transfer to the buyer.

Property Taxes

Property taxes for the year 2014 were \$6,057.40.

Sale Price

Sales price for the ranch is \$2,800,000.00.



NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.



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