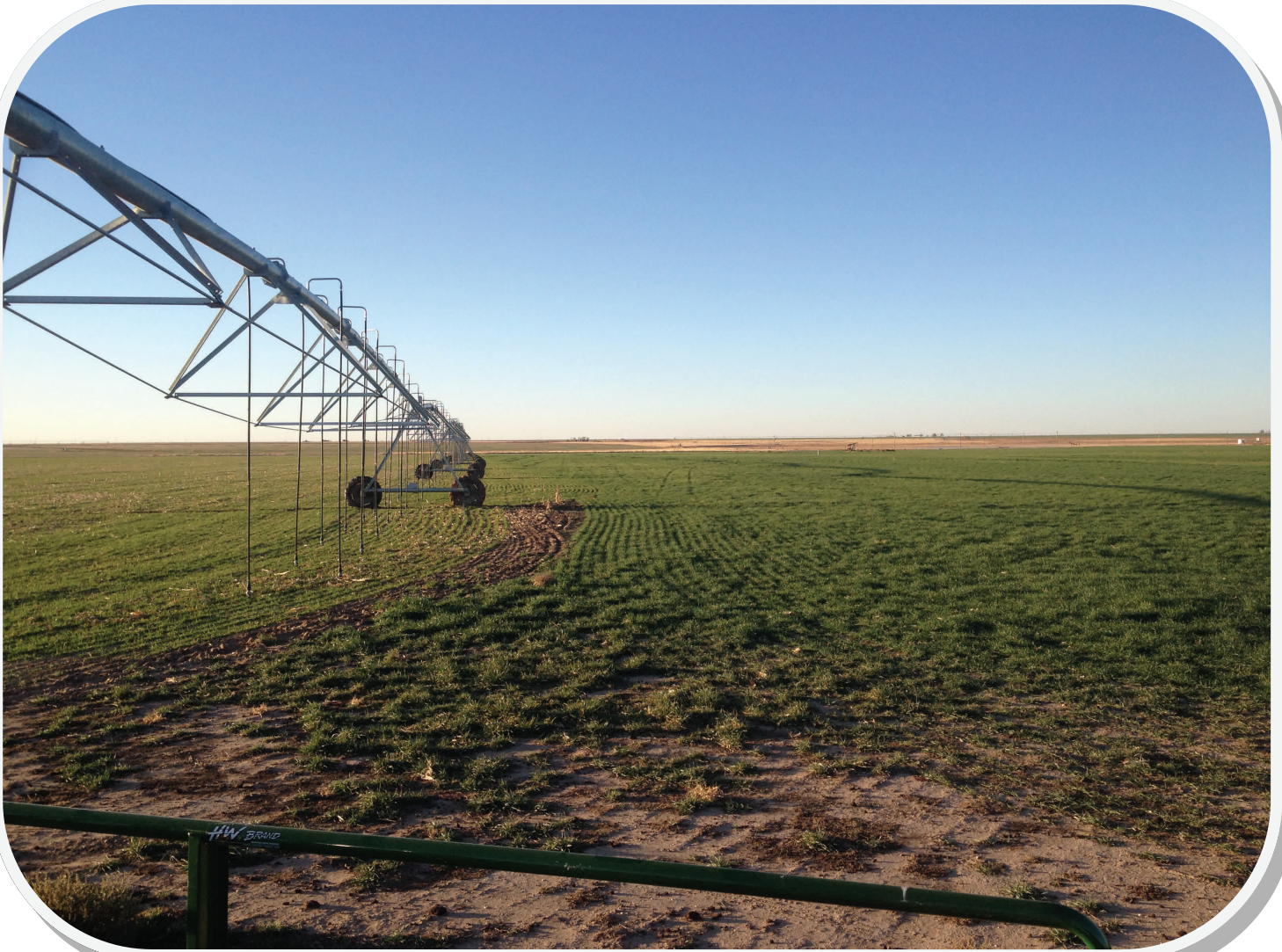


Hutchinson County Texas



Hutchinson 14

2,526 acres



Clift Land Brokers

Bryan Clift
401 S Poplar
Stratford, TX 79084
(806)679-9421

Hutchinson 14

Overview

Improvements:

There is one 1,250 sq/ft home on the property, along with a 40x50 quanset barn. The barn has a large roll up door with a concrete floor. The perimeter of the property is well fenced.

Sprinklers:

There are six Valley brand center pivot systems. There is a total of 1,696 acres under irrigation. All of the sprinklers are in good working order.

Wells:

There are ten irrigation wells. Three of them are submersibles, and seven are turbine pumps. There is one small submersible at the house that provides the water to the cattle waters. The ten irrigation wells produce a total of 8,675 gallons/minute, or 5.11 gallons per irrigated acre.

Soils:

This farm is 82% class A soils being Conlen Loam, Gruver Loam, Sherman Loam and Sunray Loam.

Notes:

This farm has been developed by the owner to serve as a long term investment. The owner has spared no expense when installing new infrastructure for this farm. With 67% of the farm developed at 5.11gpm/acre, this would offer flexibility to operate it in whatever manner a new buyer would see fit. The farm is currently planted to TAM112 Wheat, and the seller reserves the right to graze the wheat until March 15, 2014. The wheat is insured and the insurance will transfer after the cattle have been removed. The irrigation motors and pivots are both set up on a system that will let an operator start and stop the wells from your phone.



Property is offered at:
\$9,200,000

Hutchinson 14

Water Information

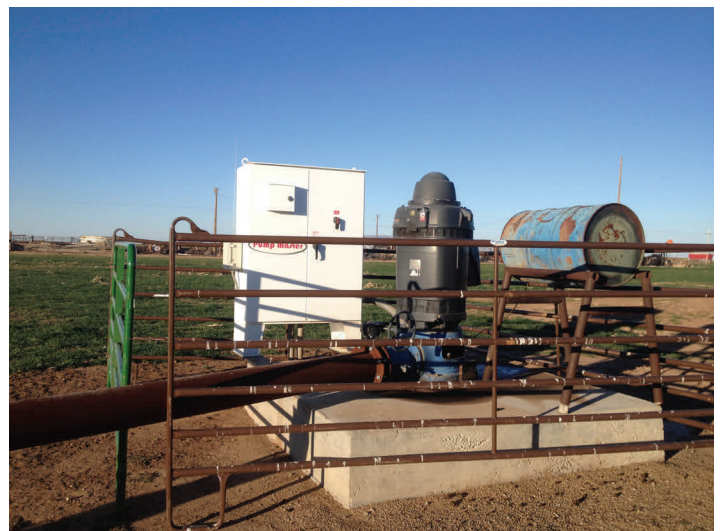
ID	Fuel	Type of Pump	GPM	Year Drilled	Notes
1	Electricity	Submersible	325	1994	New in 2011
2	Electricity	Submersible	325	1955	New in 2011
3	Electricity	Turbine	1,000	2013	New Pump, New Tubing, Shafting, and Column Pipe
4	Electricity	Submersible	325		New in 2011
5	Electricity	Turbine	1,200	2011	Variable Frequency Drive, New Pump in 2012, with new tube and shafting, column pipe is used
6	Electricity	Turbine	1,150	2007	New pump in 2013, New Tube and Shafting 2010, Column pipe is 1/2 old, 1/2 new in 2010
7	Electricity	Turbine	1,100		New pump in 2013,
8	Electricity	Turbine	900	2008	New pump in 2007,
9	Electricity	Turbine	1,200		New pump in 2013
10	Electricity	Turbine	1,150	2013	Variable Rate Frequency Drive, New Tube shafting and column Pipe.

Total Gallons 8,675

	Power	Brand	Year	Acres
A	Three Phase	Valley	2008	500
B	Three Phase	Valley	2010	242
C	Three Phase	Valley	1987	72
D	Three Phase	Valley	1987	72
E	Three Phase	Valley	2005	640
F	Three Phase	Valley	2012	170

Irrigated Acres 1,696

% of Total Farm 67.1%



Hutchinson 14

Farm Service Agency

Texas
Hansford

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

Report ID: FSA-156EZ

FARM: 2012

Prepared: 10/30/13 3:39 PM

Crop Year: 2014

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
	Transfer in Hutchinson (9)	

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
2467.73	2221.88	2221.88	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	2221.88	13.1	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	1024.6	50	50	0.0
CORN	367.3	111	111	0.0
GRAIN SORGHUM	421.5	86	86	0.0
SOYBEANS	237.5	23	23	0.0
Total Base Acres:	2050.9			

Tract Number: 1765 Description: Blk 6 Heath Survey

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

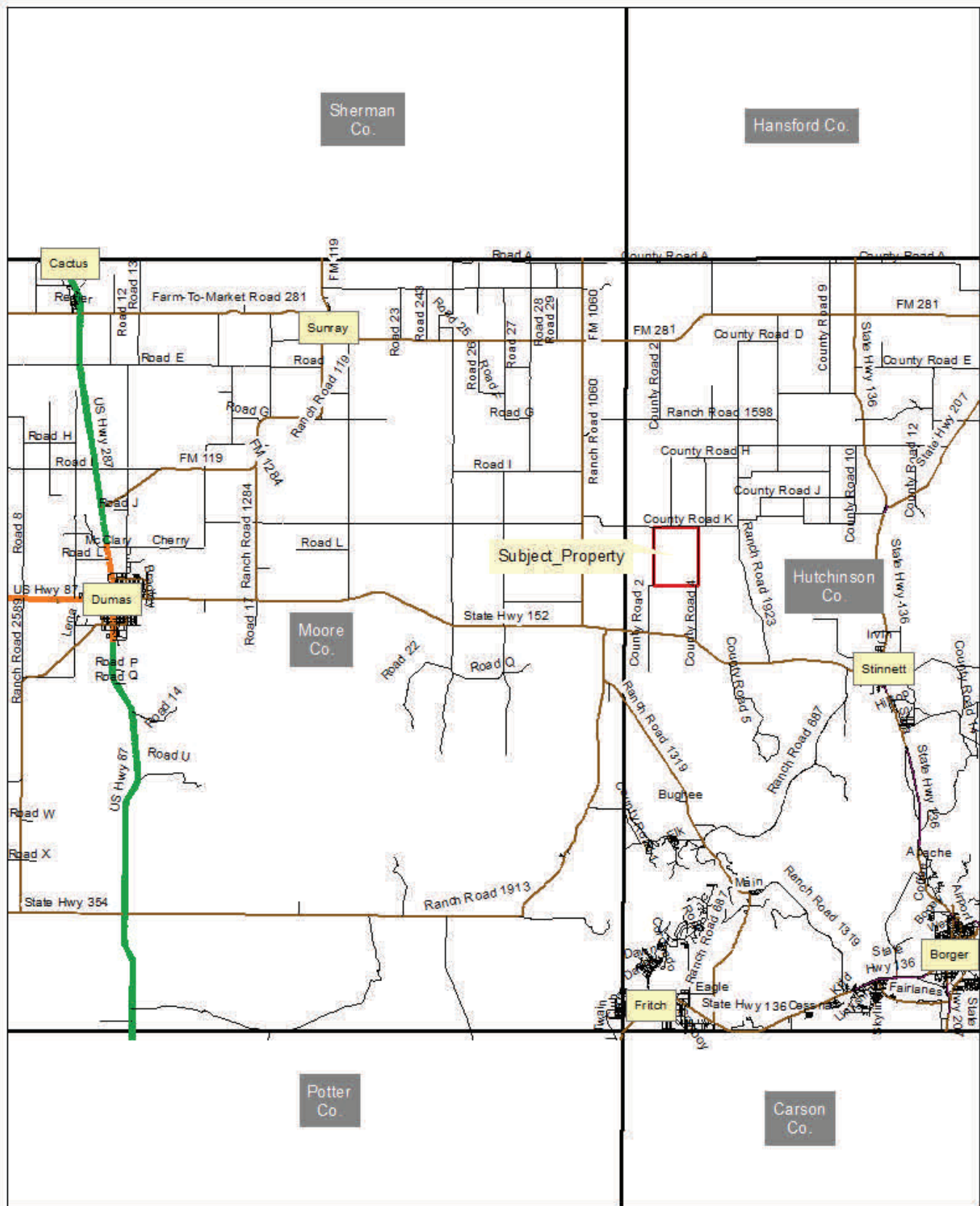
FAV/WR
History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
2467.73	2221.88	2221.88	0.0	0.0	0.0	0.0
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Hutchinson 14

Roads Map

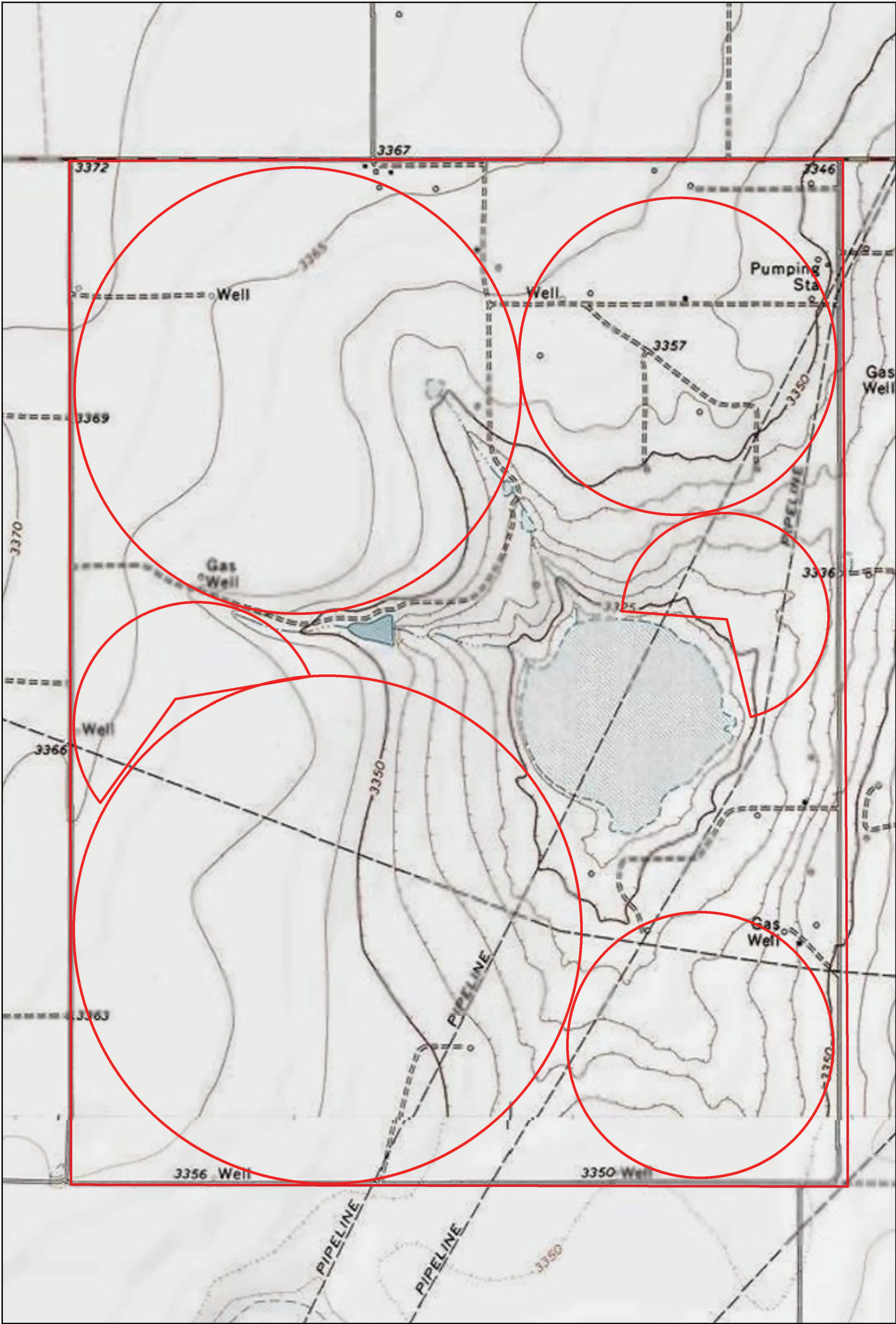


Hutchinson 14

Aerial Map

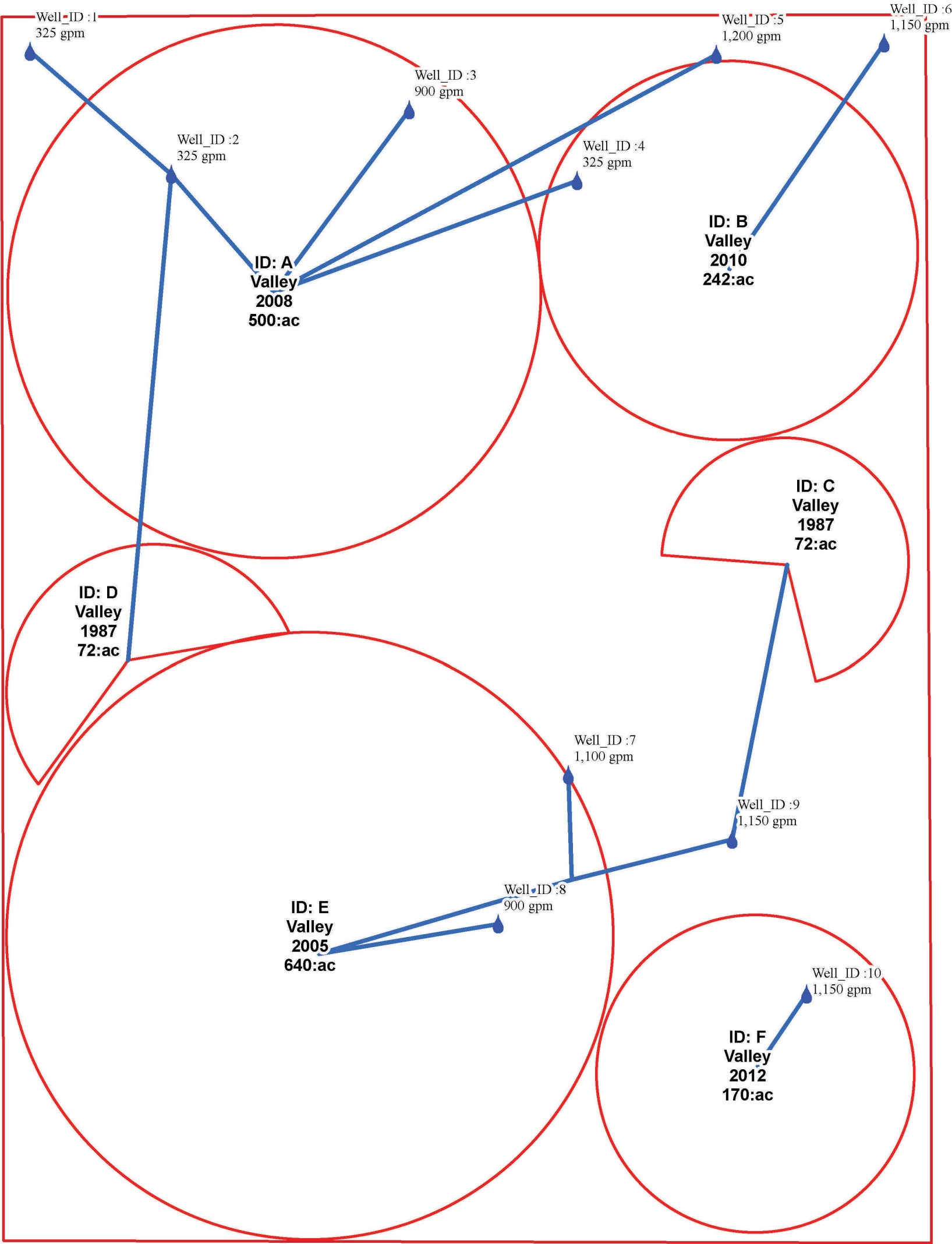


Hutchinson 14
Topo Map



Hutchinson 14

Water Map



Hutchinson 14

Soils Map

