



► CHESNUT FARM, TEXLINE, TX

TEXT **TRLAND3** TO **81035**

Acres: ±4,269
Type: Irrigated Farmland
Grow Yard
2 Houses
County: Dallam

Fantastic find in the northwest Texas Panhandle in a heavy agriculture area. Currently, there are 535 acres currently under center pivot irrigation with potential for about 2,000 more acres to be developed into irrigated farmland. That acreage just came out of the CRP this year and could be grazed or developed further. There are 10 wells in use pumping between 200 and 250 GPM each to the current circles. The wells have a water level of approximately 70 feet. A great setup near the entrance of the property includes two residences, a 750 head grow yard and a 100 foot quonset barn. This prime acreage with easy access with its highway frontage and near large meat processors and feedyards.

Listed by: JT & Jamie Haynes TEAM