

372.5 acres CR 362 Desdemona, Texas

\$8,950 per acre and will be surveyed, sold by the surveyed acre

7 Zimmatic pivots

318 irrigated acres

6 wells – 2 with 15 - 20 hp pumps, down to 5 hp

Middle Trinity Groundwater Conservation District allowance on this property is for 3 acre ft (977,553 gallons) per acre per year. That breaks down to 1.86 gpm (or 2,678 gallons per day) per acre, but that is based on a 24/7 - 365 days a year pumping schedule. Without being in the district's voluntary metering program, the district's allowable volume for the property is 692 gpm. (1.86 gpm x 372.5 acres)

West reservoir - 40 hp lake pump with 900 gpm capacity

Can run 3 pivots at given time on west set of 5 (#2, 4, 5, 6, & 7) with each pivot set at 300 gpm.

East reservoir – 25 hp lake pump with 420 gpm capacity.

2 wells serving this reservoir.

#1 (large) pivot 420 gpm

#3 ½ circle also 420 gpm

East lagoon pump only runs 1 pivot at a time

Total irrigated Coastal 110 acres, another 20-30 acres dryland coastal.

Remaining acreage under pivots are either sod or cultivated. At time of sale no sod will be left, so 200+ irrigated acres are considered cultivated.

Will have a deed restriction prohibiting any future sod/turfgrass production.

40'x60' all metal barn with slab floor, also 20'x60 all metal lean to on the side. (no slab under lean to)

Pipe and cable corrals.