

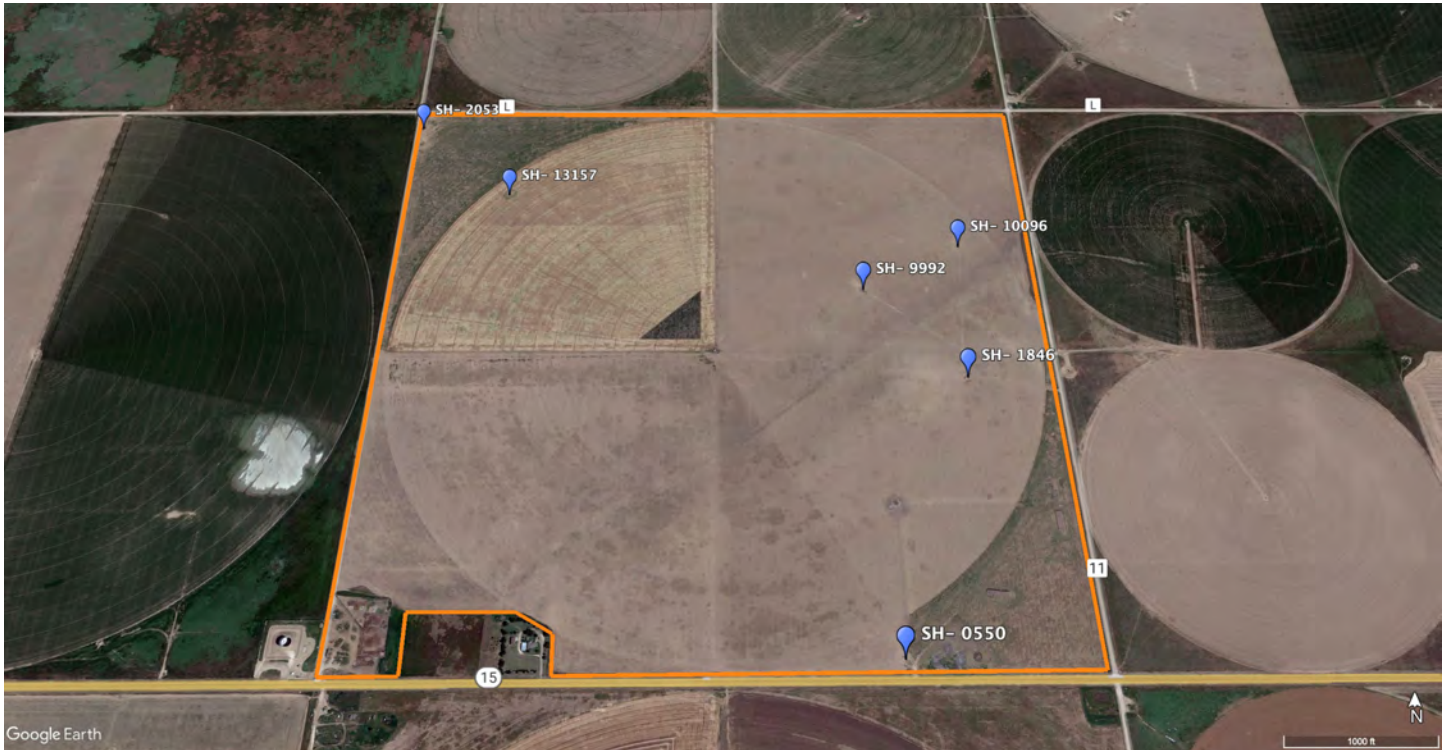


Marty Nicholson, Agent
PH: 806-330-0057
6107 S Coulter STE #300
AMARILLO, TEXAS 79119

FOR SALE

Highway 15 Irrigated
625 Acres

**\$2,625,000 or
\$4,200/acre**



3D interactive Map



Highway 15 Irrigated 625

Area:	Due east of Stratford, TX in Sherman Co.
Location:	From Stratford, TX drive east on State Hwy 15 for 3 miles to the SW corner of the property. Property on the north side of the highway.
Total Acres:	Approximately 625 acres
Total Wet Acres:	Approximately 480 acres
% Irrigated to total acres:	76.8%
Crop History:	Corn, cotton, wheat
Total Irrigation Wells:	6 irrigation wells
Total GPM:	Approximately 1,350 total gpm
Power:	3- phase electricity runs along the south and east boundaries
GPM/ Wet Acre:	2.29 gpm/ wet acre
Price:	\$4,200/ acre or \$2,625,000

Improvements:

- 1- Zimmatic ½ mile sprinkler 2018 model nozzled for 1,100 gpm
- 6 - Irrigation wells
- 6- submersible pumps
- 1 set of steel pipe working pens with loading chute

Irrigation Wells:

SH- 13157	No information (New well)	
SH- 10096	06/ 2017	430'
SH- 9992	05/ 2017	441'

SH- 1846	No information	
SH- 2053	05/ 2000	440'
SH- 0550	03/ 1964	445'