

Ashtola Donley County Irrigated Farm

321.67± acres | \$1,300,000 | Clarendon, Texas | Donley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Ashtola Donley County Irrigated Farm

We are pleased to have obtained the exclusive listing on the
Ashtola 321.67± acre Donley County Farm.

Location

This eastern Texas Panhandle farm is located on paved Farm to Market
Road 2362. It is 2 miles southeast of the community of Ashtola, and about
7 miles northwest of Clarendon, the county seat of Donley County.



Description

The farm is partially irrigated. There are two center pivots located on the property with a total of approximately 172 acres under pivots. Approximately 100 acres are dedicated to cultivated dryland, with the balance of land in grass corners.

The majority of soils on the farm consist of Miles Fine Sandy Loam and Loamy Fine Sand.

2024 taxes were \$939.33

This property is in the Panhandle Groundwater Conservation District.



Center Pivots and Irrigation Wells

The farm is equipped with a 2021 model, 5 tower, 832.47 ft. Zimmatic center pivot covering approximately 50 acres, and a 2005 model, 7-tower, 1,300 ft. Zimmatic pivot covering approximately 122 acres. An older 10-tower pivot is located on the east side of the property and is not used.

There are 2 irrigation wells on the farm. The south well is an electric turbine well with a reported depth of 200 ft. This well is capable of producing approximately 550 gallons per minute, per the owner.

The north well is approximately 150 ft. deep and is reported by the owner to not be operable, and in need of replacement. Since this well is not being operated, the north 50-acre pivot ground is currently being farmed as dryland.

Three-phase electricity is located on the north and east sides of the farm. Natural gas and electricity are provided to the irrigation well locations.









Resources

This farm is being offered surface only. Wind and solar royalty rights will convey to the buyer

Wildlife

Large ranches are located to the south and west, with trophy mule deer observed on the property.

Price

This farm is listed with an asking price of \$1,300,000, or \$4,041.41 per acre. Center pivots and all irrigation equipment are included in this offering.

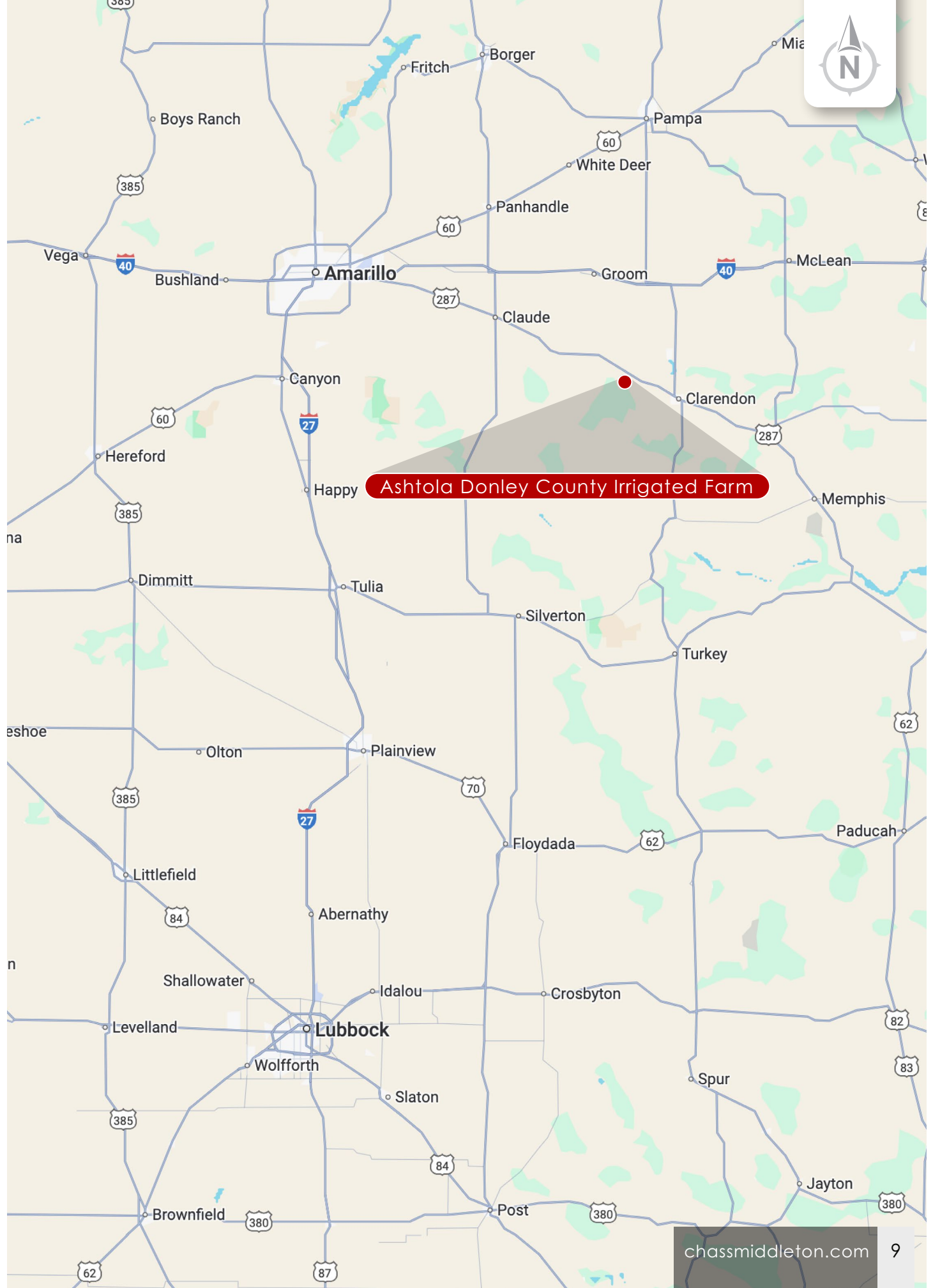
Brokers Remarks

If you are in the market for a productive irrigated farm in a good water area of the Texas Panhandle, you are encouraged to contact us for more information.

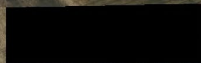
Contact Clint Robinson (806) 786-3730 if you have questions, or to schedule a showing.



The information contained herein is believed to be correct. However, Charles S. Middleton and Son does not warrant its accuracy. It is the buyer or buyer's agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany buying prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son.



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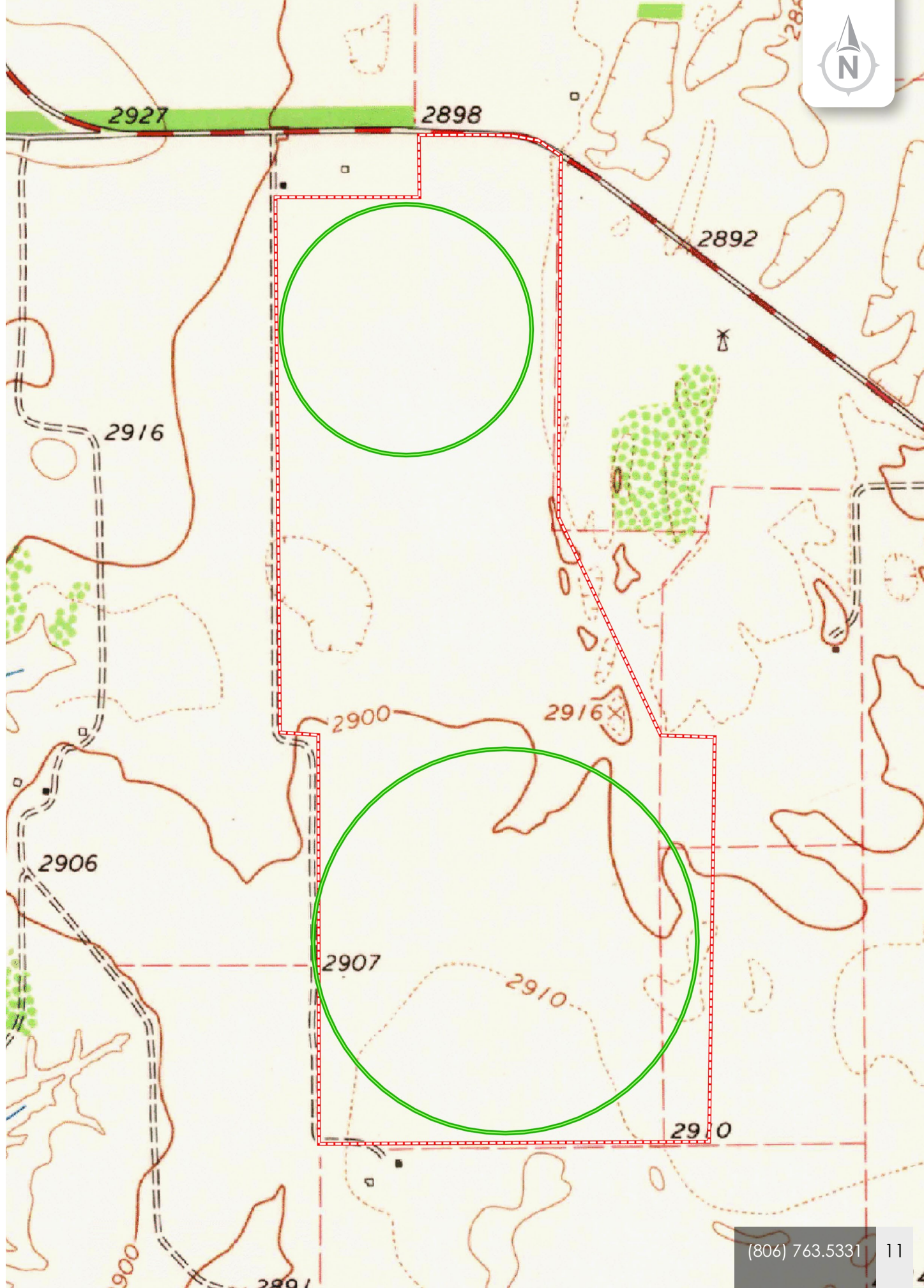
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34.9728, -101.0334



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Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

