

Bezner South -- 1365 Acres +/- Hartley and Dallam Counties

Proudly Offered For Sale By



1611 Tennessee Ave. Dalhart, Texas (806) 249-6759

Irrigation Wells

<u>Location</u>	<u>Powered By</u>	<u>Estimated GPM</u>
1W	CAT 3406	1050
1E	Moline 800	400
2NW	CAT 3406	650
2NE	CAT 3406	850
2E	CAT 3406	750
3	Cummins 8.9L	400
4E	CAT 3406	600
4W	CAT 3406	600

Irrigation Sprinklers

<u>Circle ID Number</u>	<u>Appx Irrig</u>		<u>Nozzling</u>
	<u>Acres</u>	<u>Year and Make</u>	<u>GPM</u>
1W	128	1993 Valley	550
1E	128	1993 Valley	400
2	386	1995 Zimmatic	850
3W	122	2001 Zimmatic	550
3E	123	2020 Zimmatic	550
3M	21	1990 Valley	100
4W	124	1981 Valley	550
4E	122	1980 Valley	550

Additional Information

There is a residence and domestic well in the Northeast corner of Section 82.

NH3 Storage located in Northeast corner of Section 82.

Livestock water is located throughout the property to accommodate winter grazing.

Broker's Comments

Rarely do farms with this robust irrigation profile and production capability come to the open market in this area.

This property definitely deserves your serious attention.

Price

\$5,870,000

Broker's Disclosure: Information contained herein is believed to be from a reliable source, however it is not warranted nor guaranteed in any way by Broker or any of Broker's agents. All information and availability is subject to change without notice.



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