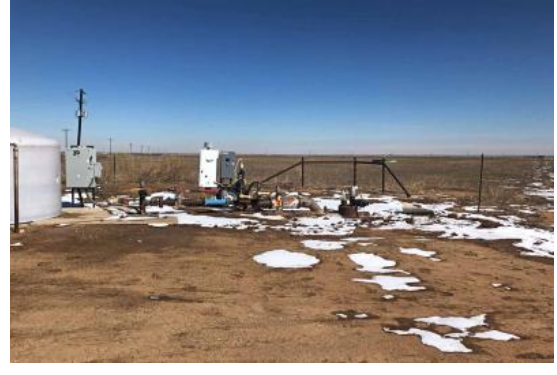




905 S. Fillmore St., Ste 102
Amarillo, TX 79101
Phone: 806-355-9856
Fax: 806-358-3481

SHERMAN CO. IRRIGATED FARM





Price: \$6,837,600.00
Total Acres: 2082.09
Irrigated Acres: 1560
Dryland Acres: 91
Grass Acres:
CRP Acres: 306.71
CRP Payments:
CRP Expiration:
Taxes:
FSA Payments:
Mineral Rights: none

This is a very nice irrigated farm, all of the sprinklers are 2000 or newer, with most of them being 2010 or newer. The farm is all tied together except for the 320 ± acres in Section 137, but it is just within 1 mile of the other farms. This property also has some dryland farm acreage as well as 306.71 ± acres of CRP. The CRP expiration and payment information is attached to the property info package.



From Stratford, Texas, go east on Hwy 15 approximately 5 miles to County Road 11, then north 1 mile to the south west corner of the tract.

Latitude: 36.336345

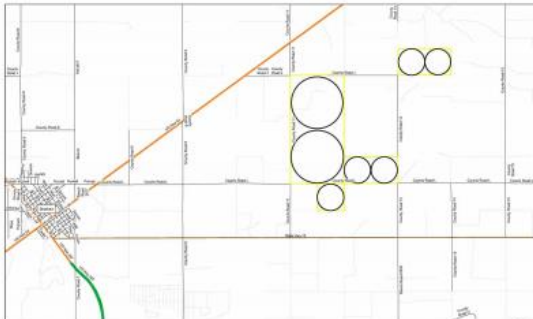
Longitude: -102.018205



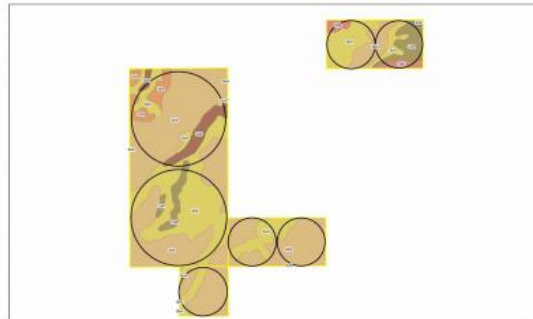
Sherman 173



Sherman 173
Contour_Map



Sherman 173
Rds



Sherman 173
Soils

Listing Agent



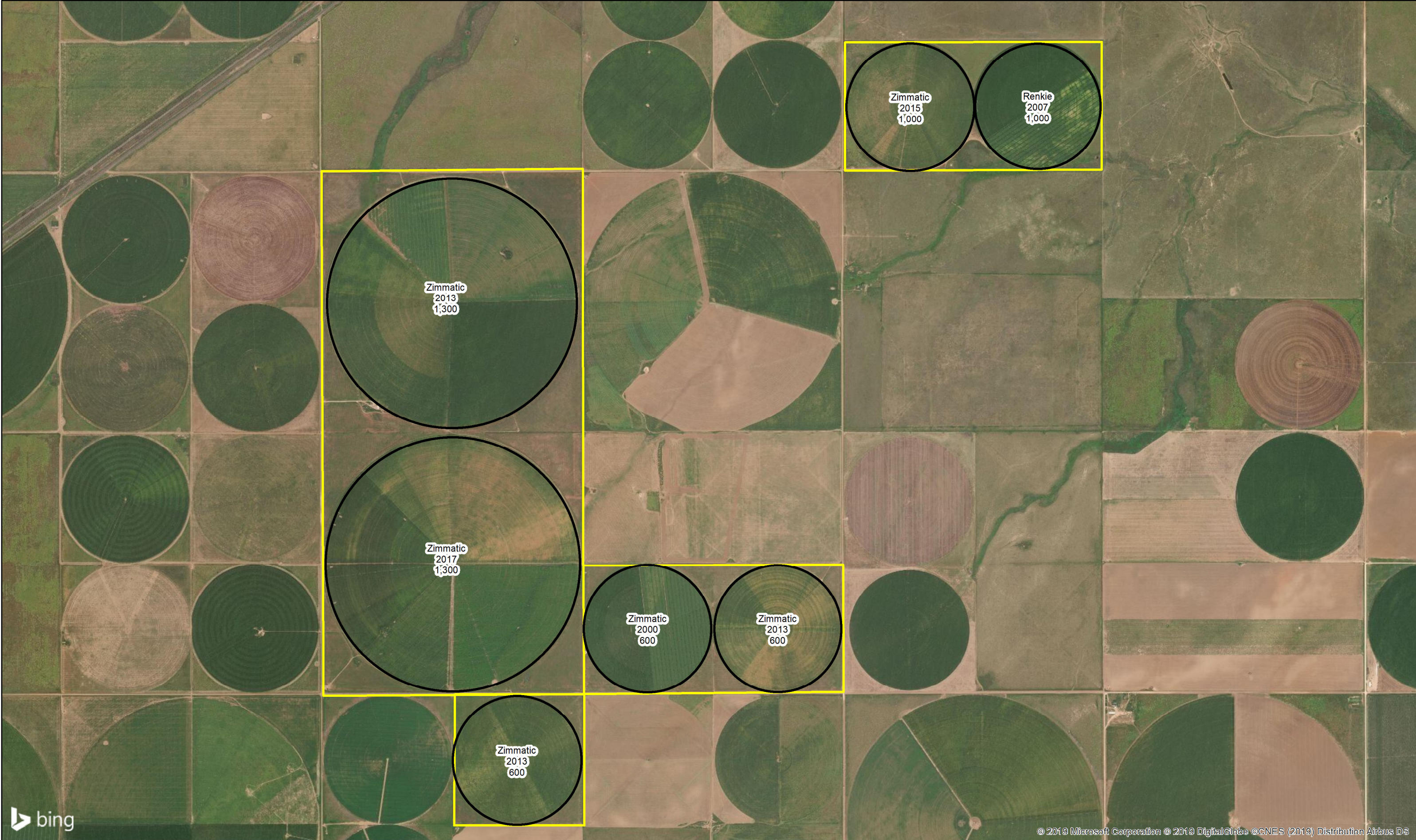
Bryan Clift
(<https://www.cliftlandbrokers.com/agent/bryan-clift/>)

Email
(mailto:Bryan@CliftLandBrokers.com)
806-679-9421

URL to article: <https://www.cliftlandbrokers.com/property/sherman-co-irrigated-farm/>

[Click here to](#)

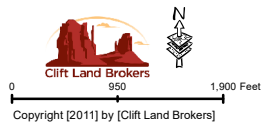
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Sherman 173



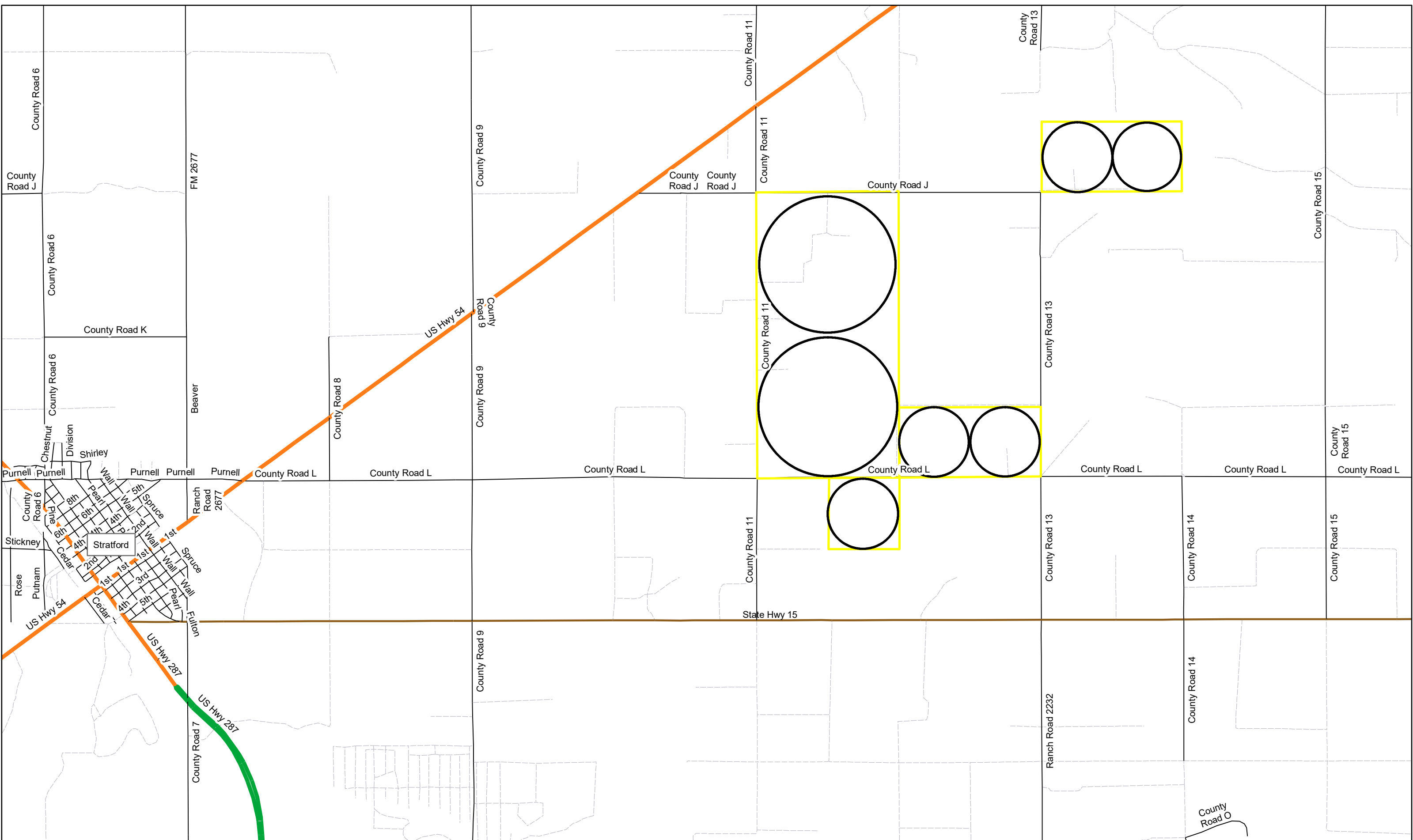


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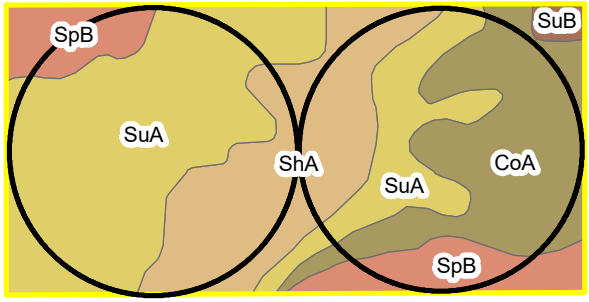
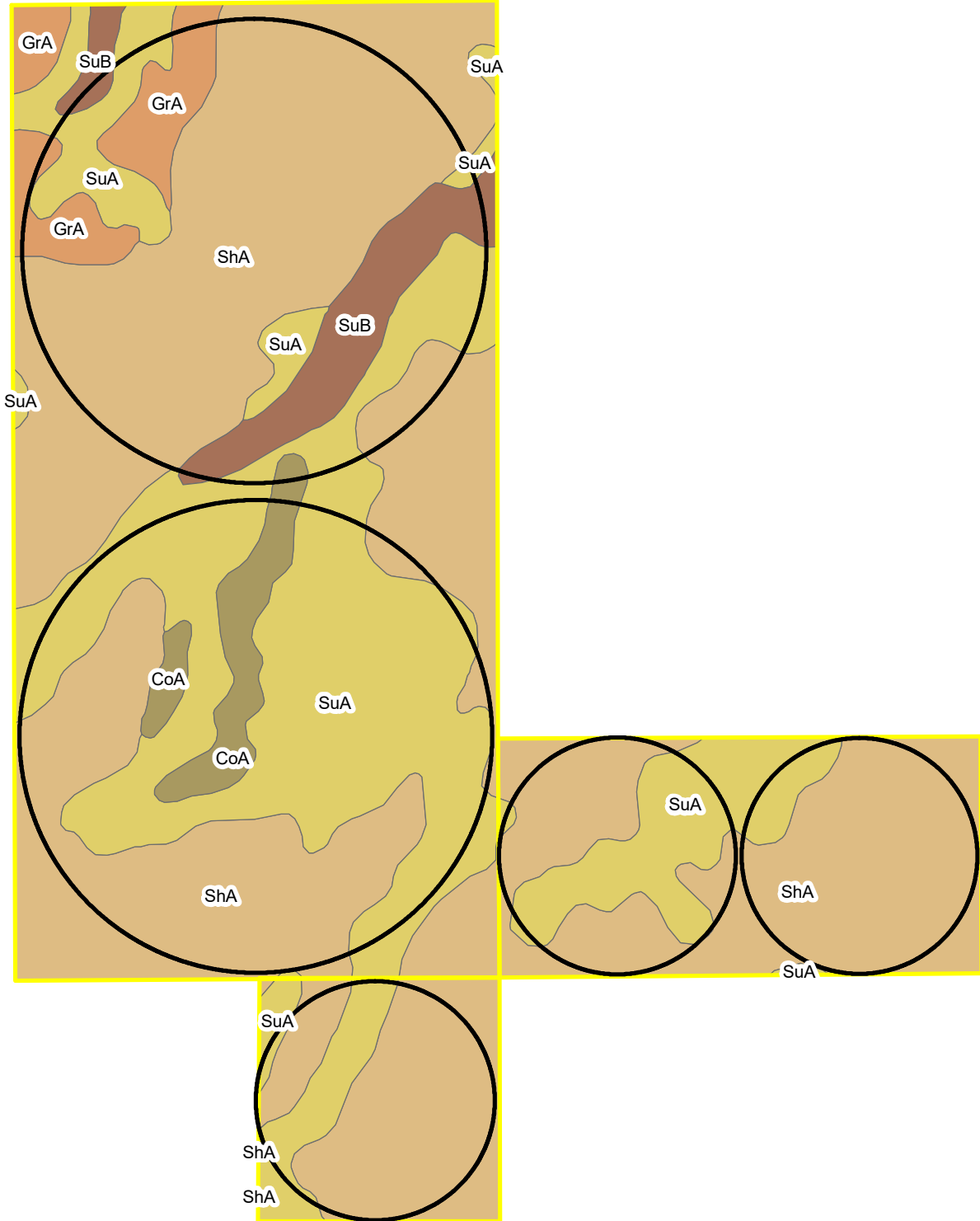
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Sherman 173
Contour_Map

Clift Land Brokers
0 500 1,000 Feet
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Sherman 173
Rds



Sherman 173
Soils

Section 170, 1T

	Acres	\$/Acre Rent	Total Payment/Yr	Expires
Irrigation	240			
CRP	71.18	\$ 30.64	\$ 2,181.00	2025
Rds/Waste	9.16			
Improvements	1-2000 Zimmatic, 1-2000 Zimmatic			
Wells	4- Irrigation Wells			
Total Acres	320.34			

Section 174, 1T

	Acres	\$/Acre Rent	Total Payment/Yr	Expires
Irrigation	120			
CRP-South Corners	15.69	\$ 29.85	\$ 468.35	2025
Dryland-North Corners	25			
Rds/Waste	0.01			
Improvements	1-2013 Zimmatic			
Wells	4- Irrigation Wells			
Total Acres	160.7			

Section 169, 1T

	Acres	\$/Acre Rent	Total Payment/Yr	Expires
Irrigation	480			
CRPCorners	92.83	\$ 31.46	\$ 2,920.43	2025
Dryland	60			
Rds/Waste	7.87			
Improvements	2017 Zimmatic , set of pipe cattle pens,			
Wells	6-Wells			
Total Acres	640.7			

Section 140, 1T

	Acres	\$/Acre Rent	Total Payment/Yr	Expires
Irrigation	480			
CRPCorners	64.01	\$ 30.51	\$ 1,952.95	2025
Dryland	90			
Rds/Waste	5.99			
Improvements	2013 Zimmatic , 40x70 barn with concrete floor, Property boundary is fenced with 5 wire barb wire			
Wells	6-Wells			
Total Acres	640			

Section 137, 1T

	Acres	\$/Acre Rent	Total Payment/Yr	Expires
Irrigation	240			
CRPCorners	63	\$ 30.51	\$ 1,922.13	2020
Dryland/Grassland	17			
Rds/Waste	0.35			
Improvements	2015 Zimmatic , 1-2007 Renkie, 1-Old home (No Value)			
Wells	2-Irrigation Wells, 1-Domestic Well			
Total Acres	320.35			