

**Sale Name:** Multi-Parcel Absolute Auction in Deaf Smith County

**LOT 1 - Tract 1**



**Description**

Farm to Market Road 2587 provides excellent blacktop access to this 600+/- acre property.

Irrigation water is provided by five submersible wells. Water is disbursed through three sprinklers covering 303+/- acres (50.5% developed) including a 1990 five tower T&L covering 50+/- acres, a 1998 quarter mile Reinke, and a 1992 quarter mile Valley. All sprinklers are in good operating condition and have received upgrades. The sprinklers are nozzled for 250 gallons per minute. The High Plains Underground Water Conservation District flow tested the wells on 9-17-2024 with a result of 294+/- total gpm. Three phase electricity is currently used and accessible to the farm. An additional well is present and used for livestock water.

31.22 acres, being the corners of the north quarter mile circle, are enrolled in the Conservation Reserve Program through 2032. This contract provides an annual payment of \$966.00 or \$30.93 per acre.

124.99 acres are currently planted to irrigated wheat. 32.51+/- acres are currently planted to dryland wheat. Compost was spread on the irrigated wheat acres prior to planting at a rate of 3 tons per acre. Inputs for the growing wheat crop will be reimbursed to the Seller at closing.

ACRES: 600 +/-  
TAXES: \$2,454.64

**Quantity:** 1



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