

Sale Name: Castro County Irrigated Farm Auction

LOT 1 - Tract 1



Description

TRACT 1

This farm is located in the most productive area of Castro County, north of Flagg, and consists of 794.96 +/- acres. CR 620 provides access on the north side and CR 505 is on the west side.

Irrigation water for the estimated 644.68 wet acres is provided by six wells. Two of the wells are electric submersible wells, and four are electric turbine wells. The three 3,000-gallon fertilizer tanks located on this tract will convey with the property.

There are two 2001 Zimmatic Sprinkler Systems on this farm. The north sprinkler is a ½ mile system (Serial #73804) and is equipped with a booster pump. The south sprinkler is a ¼ mile system (Serial #73760). The Tenant reported the total water produced at 2,200 gpm (August 25, 2021).

Note: The south ¼ mile sprinkler encroaches onto Tract 2. If the buyer of Tract 1 does not purchase Tract 2, the buyer will have to shorten the sprinkler, or make arrangements with the new owner of Tract 2. Consider purchasing Tract 1 and 2 in a combination.

Estimated Property Taxes: \$4,254.01

Legal Description: Section 14 and NE/4 of Section 15, Block O-4, D&SE RY Company Survey Castro County, Texas

Quantity: 1



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