

**Sale Name:** Lamb Co TX 339 +/- Acre Online Auction

**LOT 2 - Tract 2 - 173.9 +/- Acres**



**Description**

Tract 2: 173.9 +/- acre tract has 42.2 +/- acres of drip irrigation, 19.51 acres of CRP, the two north corners in expired CRP, and the remainder of the circle is in dryland cultivation. The CRP pays \$741.00 per year and expires in 2030. The drip system is approximately 10 years old and is on 80-inch centers. Irrigation water is proved by three submersibles wells, ranging in size from a 5 hp, 7.5 hp, and a 10hp pump, that produce a combined 160 gpm according to the tenant. The drip system has an EC3 Controller that is owned by the tenant and can be purchased for \$13,000 at closing. If the Buyer elects not to purchase the controller, a plain Netafim controller will be placed back in its place. A cash lease is in place for the 2022 crop year. This property is accessed by U.S Highway 385. There is a county road on the north and west sides, and a highway on the east side.

**Quantity:** 1



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