



SHERMAN COUNTY STATE LINE FARM

STRATFORD, TEXAS | 1,870 ACRES | \$6,232,710

Located in the agriculture production rich Texas Panhandle is the 1870 +/- acre Sherman County State Line Farm. Here you will find an opportunity for diversity including cattle, corn, cotton and wheat. The property is easily accessible via a paved road along the northern Sherman County state line boundary. As well, it lays between Stratford and Texhoma, offering the owner access to multiple agriculture businesses to enhance business opportunities.

Stratford, Texas in the county seat of Sherman County and is located roughly 18 miles southwest of the farm headquarters. Banking, grain elevators, a great school system, and other related businesses can be found in Stratford with population of 2000.

Texhoma, Oklahoma with a population of 1300, is a short nine miles straight east of the farm along Fm 25. Like Stratford, this is a strong agriculture community. A long history of cattle, corn and wheat production help to provide a stable and growing economy. Local banking, grain elevators, a livestock auction, schools, and other businesses provide added benefits to the location of this farm. Many local feedyards and dairies in the area offer owner alternatives for marketing commodities. The location of this farm is very strategic to offer an owner multiple avenues for decisions concerning the successful operation of this business.



ACREAGE

The property consists of approximately 1870 acres. The circles are irrigated by Zimmatic and Valley sprinklers with roughly 789 wet acres under seven pivots. Most of the corners are tillable acres. In addition, the eastern side of the farm has 722 +/- acres of native grass to compliment a cattle program.

There are 6 irrigation wells pumping a combined 2675 gpm per the seller, with room for more production. The farm has recently been upgraded with several miles of three phase electricity, four electric motors with VFD panels and a second booster pump. The seller has converted the farm to include 255 organic wet acres with another 230 acres to be converted in 2024.

IMPROVEMENTS

- Cattle working pens with hydraulic chute, crowding circle-(covered) load out, 500 ft of bunk space, automatic water tanks, 2nd set of pens on west side
- Cattle water tanks across property
- 8,000 bu grain storage
- 6 irrigation wells producing 2675 gpm total
- One Submersible at the house
- 7 sprinklers including: Zimm 8 tower, Valley 8 tower, 2 Zimm 9 Tower, Valley 10 tower, Valley/Zimm 8 tower, Zimm 5 tower
- 4 Electric motors, hollow shaft turbine pumps with VFD's
- 2 Cummins engines with turbines
- 2 Booster pumps
- 1 Domestic well at house
- 2600 sq ft home including 2-bedroom, 2-bath, loft area, safe room, 2-car garage
- Shop roughly 40x45



WATER RIGHTS

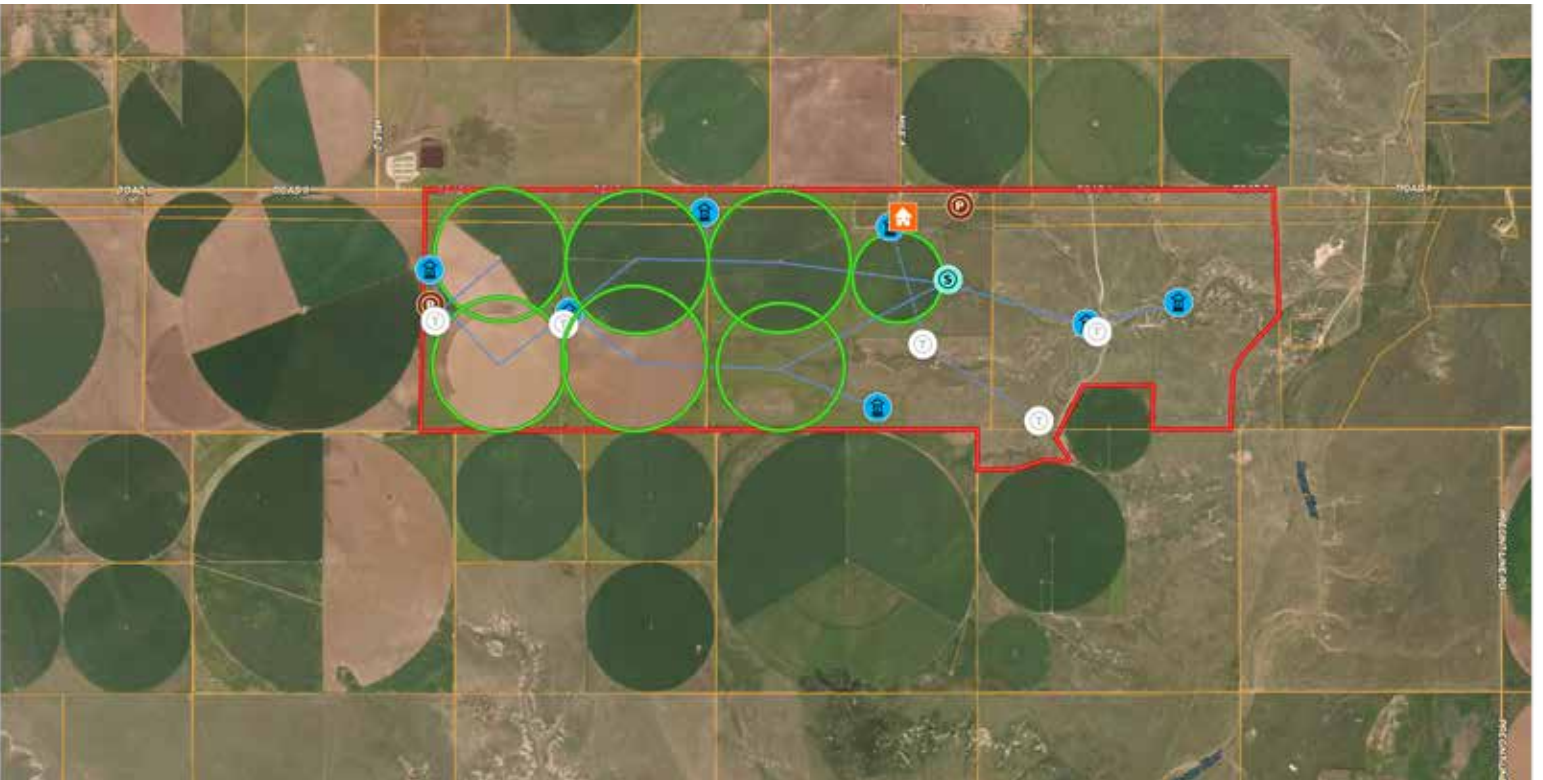
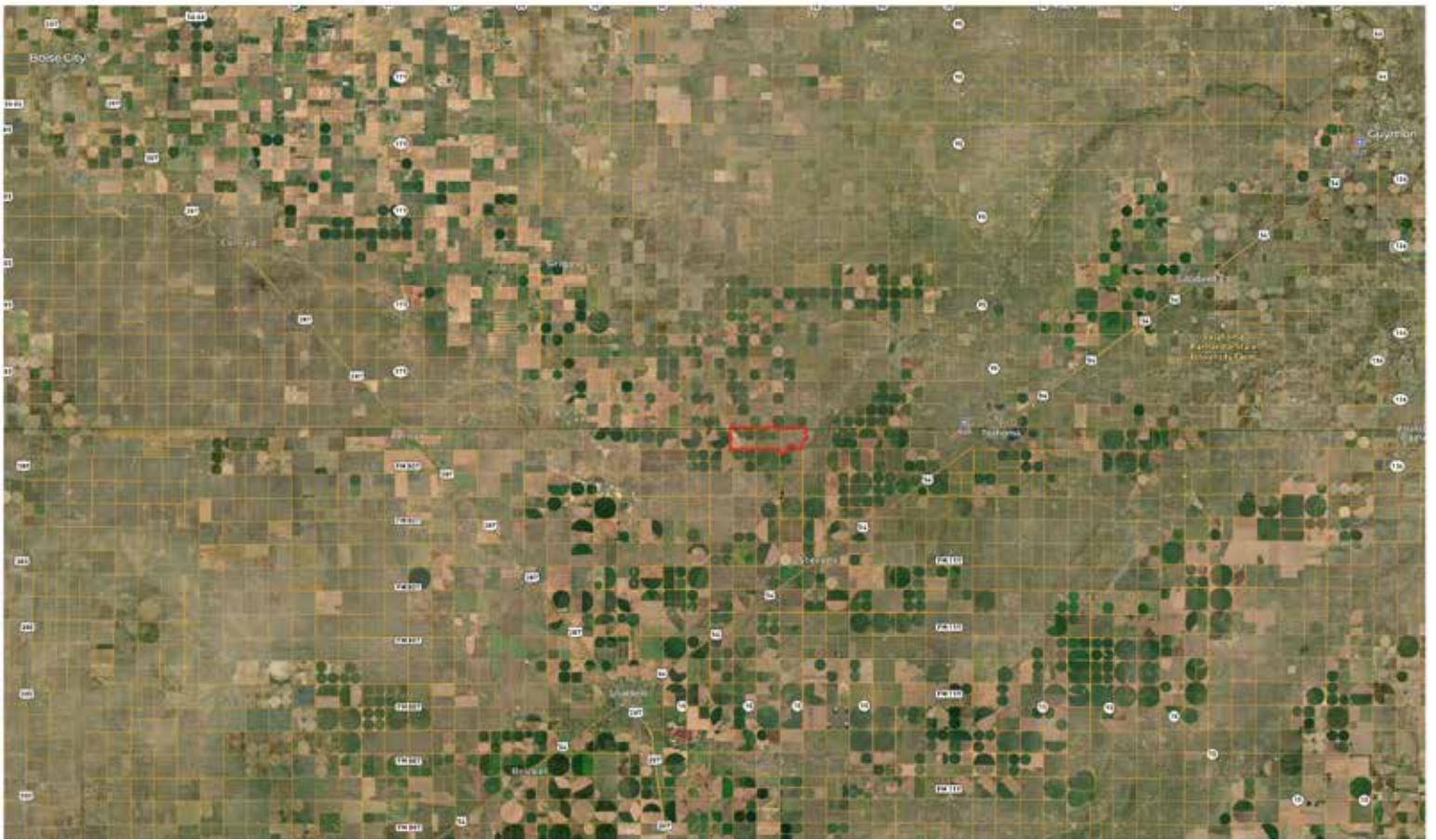
The farm is in the North Plains Groundwater Conservation District based out of Dumas, Texas. All the rules and regulations are filed and administered through this office. The water rights are available under all acres including the native pasture which is a great bonus for this farm.

SUMMARY

With ample water and room to drill more wells, this is a property that needs your attention if you are in the market for a farm. The organic aspect adds the versatility for more potential income. A great opportunity for a combination of cattle, corn, wheat and cotton.







ZURICK LABRIER, ALC
806-681-9099
zurick@ranchland.com
www.ranchland.com

RANCH  COMPANY®

** The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©*

*** A division of Mason & Morse Ranch Co., LLC.*