

GRAHAM/CARTER FARM

LAMB COUNTY, TEXAS

369.4 ACRES, MORE OR LESS



Location/Access: The Graham/Carter Farm is located in the northwest-quadrant of Lamb County, being approximately 3 miles northwest of Amherst, Texas. Access is good, being by paved FM 1843 on the north, graded CR 135 on the west and graded CR 202 on the south.



General Description: This is a rectangle shaped property, being approximately .5 of a mile wide from east to west and approximately 1 mile long from north to south. The terrain varies from nearly level to very gently sloping, with slopes ranging from 0-3%. Soil quality is good, being primarily Amarillo loamy fine sand and Amarillo fine sandy loam.

Basically, this entire property is in cultivation, with the exception of approximately 11 acres in the northwest corner which are in an old homesite and playa lake bottom.



Improvements: Improvements include 115 acres of drip irrigation, one (1) center pivot irrigation system, five (5) irrigation wells and a network of underground line. The drip irrigation is located on the south 115 acres of the farm. This system is on 40-inch centers and is approximately 6 years old. The center pivot is located in the central portion of the farm and covers approximately 128 acres (8-towers). It is a mid '90's Valley 6000 and is nozzled at 225 gallons per minute. The irrigation wells are equipped with three 3-inch electric submersible pumps and one 4-inch electric submersible pump. The wells have not been test pumped; however, based on the information provided to the broker, the irrigation wells pump a combined total of 475 to 550 gallons per minute.





Legal Description: Labor 24, League 633 and Labor 4, League 647, Abstract 1900, SCL, Lamb County, Texas.

Farm Service Agency's Base Acres and Yields: Farm 6173, Tract 10838

<u>Crop Name</u>	<u>Base Acres</u>	<u>CTAP Tran Yield</u>	<u>PLC Yield</u>
Wheat	5.5 acres	0	14 bu.
Generic	281.2 acres	572 lbs.	0
Corn	63.5 acres	0	147 bu.

Remarks: The Graham/Carter Farm is a productive property that is equipped with drip, pivot and all electric submersible pumps. The asking price is **\$2,075/ac.**, surface only (no minerals). The 2017 property taxes are approximately \$900, or \$2.44/ac. The property is leased for the 2018 crop year on a 75/25 crop share lease. If you are looking for a productive partially irrigated farm in the Lamb County, this offering should fit your needs. For additional information, please contact **Rusty Lawson**.



OFFERED EXCLUSIVELY BY:

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