

ROBERTS O'KEEFE FARM

ROBERTS COUNTY, TEXAS

480 ACRES, MORE OR LESS



Location/Access: The Roberts O'Keefe Farm is located in the south-central portion of Roberts County, being approximately 6.5 miles north and 6 miles east of Pampa, Texas. Access is good, being by paved FM 282 on the north.



General Description: According to the Roberts County Appraisal District, this farm contains 480 acres, more or less, being the north-half and southwest-quarter of the section. Approximately 333 acres are operated as irrigated farmland, with the remainder of the property (corners) being in a good stand of blue stem grass. The majority of the property has a mostly level terrain; however, there is some sloping land located in the southwest corner. The primary soil is Pullman clay loam, 0-1% slopes.



Improvements: Improvements include one (1) center pivot irrigation system, one (1) irrigation well and underground line. An additional well is drilled on the property; however, this well is not equipped at this time. The center pivot is an older model T&L brand system, currently nozzled at approximately 625 g.p.m. To the best of our knowledge, this system is in good working condition. The irrigation well is approximately 600 feet deep and is equipped with a 190 h.p. turbine pump powered by natural gas. The perimeters of the property are fenced, being of barbed wire and steel t-post construction. A nice set of pipe livestock pens are also located on the property. Both the fences and pens are in excellent condition.





Legal Description: The North-half (N/2) and Southwest-quarter (SW/4) of Section 35, Block 2, I&GN RR. Co. Survey, Abstract 255, Roberts County, Texas.

Farm Service Agency's Base Acres and Yields: Farm 1488, Tract 1459

<u>Crop Name</u>	<u>Base Acres</u>	<u>CTAP Tran Yield</u>	<u>PLC Yield</u>
Wheat	191.7 acres	0	15 bu.
Oats	55.0 acres	0	55 bu.
Grain Sorghum	186.5 acres	0	30 bu.
Barley	6.4 acres	0	44 bu.

Remarks: The Roberts O'Keefe Farm is currently in an excellent state of cultivation and has been well maintained. The asking price is **\$3,000/ac.**, surface only (no minerals). The 2016 property taxes are approximately \$1,822, or \$3.80/ac. If you are looking for a productive partially irrigated farm in the Texas Panhandle, this offering should fit your needs. For additional information, please contact **Rusty Lawson**.



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