

CLARK IRRIGATED CORN FARM

TEXHOMA, OKLAHOMA | 1200 ACRES | \$16,000,000

The Clark Irrigated Corn Farm is a fully developed, 1,200± acre turnkey agricultural operation located west of Texhoma, Oklahoma. Regarded as one of the finest farms to come to market in recent years in the Oklahoma Panhandle, this property combines exceptional water resources, high-quality soils, modern grain handling infrastructure, and an impressive residential and shop facility. With convenient access just a half mile off a paved State Line Road, the farm offers both operational efficiency and ease of transportation.

Approximately 900± acres are under irrigation, supported by seven quarter-mile pivots and one windshield-wipe system. The farm is powered by 10 irrigation wells producing approximately 8,500 gallons per minute, with individual wells ranging from 500 to over 1,400 gallons per minute, an increasingly rare level of water production in today's market. The pivots consist of 1990s-model Valley systems and one Zimmatic sprinkler, with quarter-mile pivots nozzled for 725–675 GPM and the windshield-wipe pivot nozzled for 400 GPM. High-efficiency Weichai motors and 1:1 Amarillo gear heads are installed on all wells. The developed water capacity allows the owner to plant all tillable acres in corn while maintaining surplus capacity to support crop health during drier-than-normal years. The farm's soils are predominantly Sherm and Gruver clay loams, well known for enhancing yields when paired with proper fertility and management practices.







IMPROVEMENTS

Grain handling and storage are equally impressive. A three-year-old, 300,000-bushel grain storage facility includes a 5,000-bushel-per-hour leg and truck scales, allowing the owner to store, manage, and market grain strategically based on pricing opportunities. This infrastructure significantly enhances operational flexibility and long-term profitability.

The property also features an outstanding 18,000-square-foot facility that includes 6,000 square feet of living space and a 12,000-square-foot heated shop. The residence offers six bedrooms, an office, multiple bathrooms, a spacious living area, a well-appointed kitchen with granite countertops, and an entertainment area. The shop is designed to accommodate modern farm equipment, featuring two 20-foot-tall doors—one 50 feet wide space (two doors) and another 20 feet wide by 16 feet tall—along with 24-foot sidewalls and a 40-foot center height. Additional improvements include tube heating and a tornado-safe room, making the facility both functional and secure.



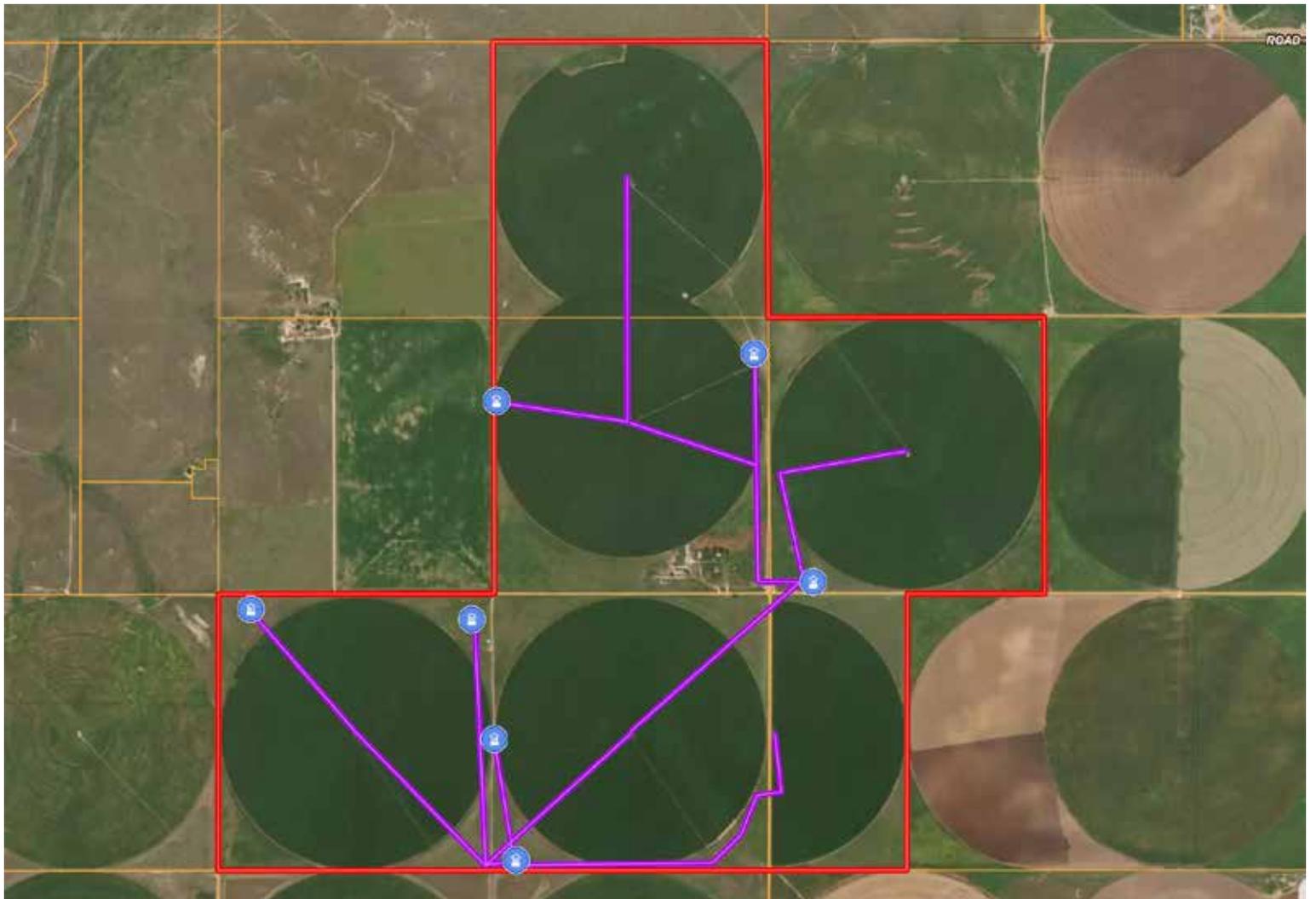
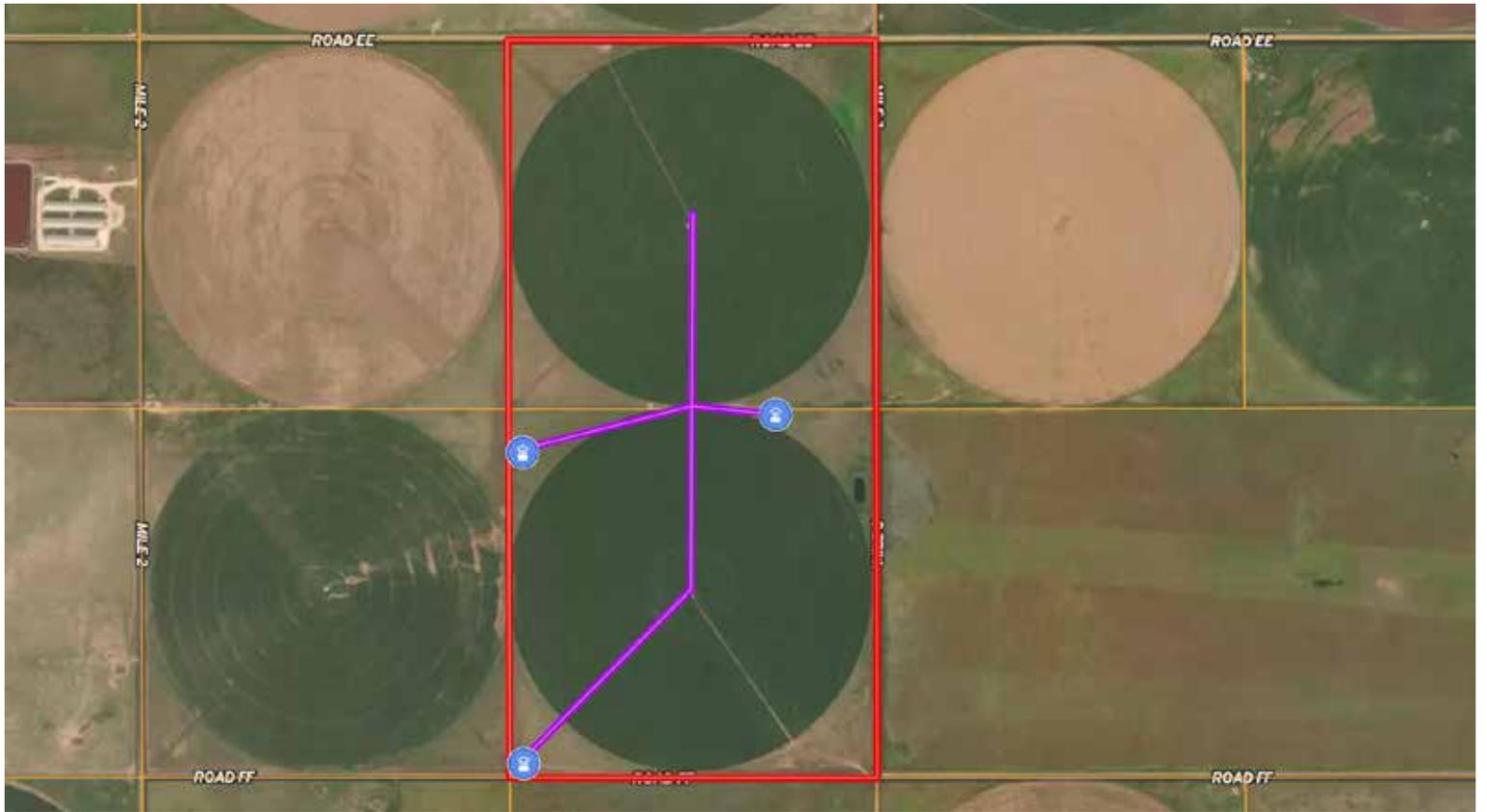












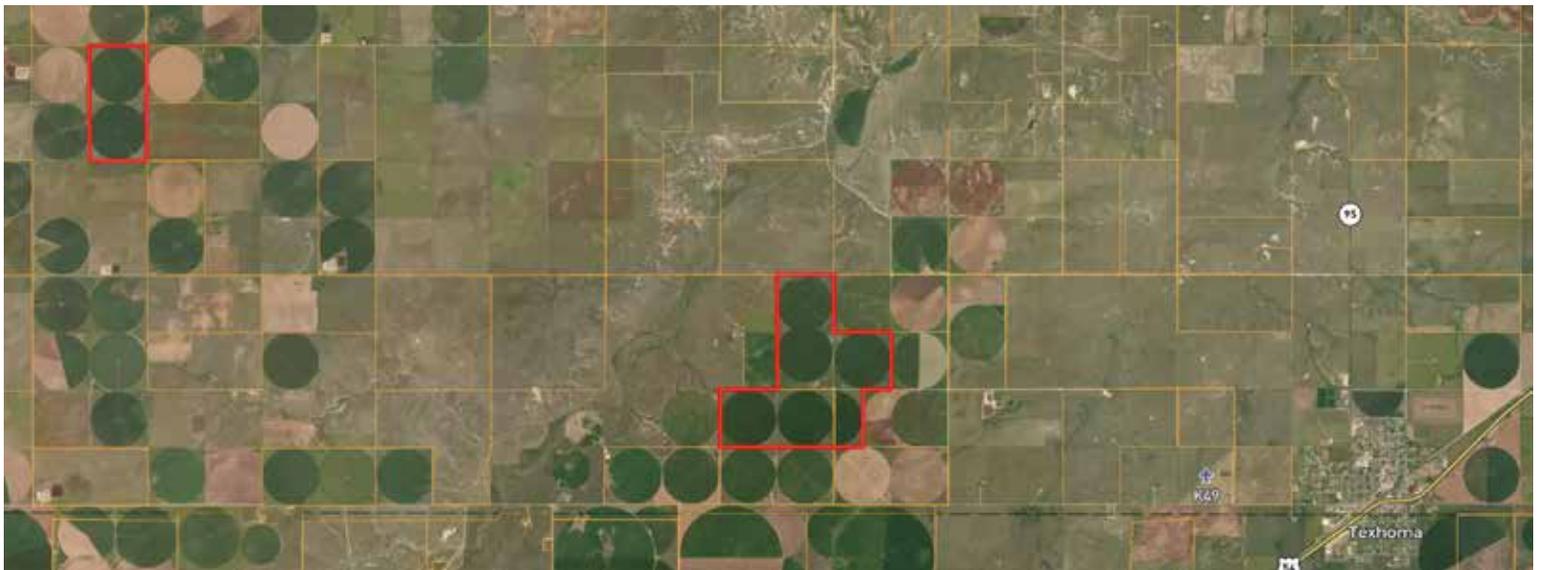
LOCATION

Located in Texhoma, Oklahoma, the farm sits within a strong agricultural community historically rooted in cattle and crop production, particularly corn, wheat, and milo. Positioned on the Texas-Oklahoma state line in the Oklahoma Panhandle, Texhoma offers a highly regarded school system and a robust network of agricultural businesses, including banking institutions, a strong livestock auction market, grain elevators with fertilizer services, and nearby feedlots. Texas County, with a population exceeding 20,000, is centered around Guymon, just a 25-minute drive from the farm, providing additional amenities such as restaurants, shopping, an airport, and a large movie theater—making it the commercial hub of the Panhandle.

SUMMARY

This is truly a rare opportunity to acquire a move-in-ready, fully developed irrigated farm in one of the most productive regions of the Oklahoma Panhandle. With exceptional well production, modern grain infrastructure, and premium residential and shop improvements, the Clark Irrigated Corn Farm offers the complete package for the serious agricultural operator or investor seeking scale, water security, and long-term productivity.

Disclaimer: The Ranch Company, Brokers and Agents have exercised best practices to obtain reliable information from mapping and seller information regarding well and equipment descriptions as well as facility measurements and explanations. The Ranch Company does not warranty or guarantee any stated figures and measurements. Buyer should conduct inspections and due diligence to satisfy all interest and concerns.



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