

DOUBLE D AG CENTER

GRUVER, TEXAS | 1,280 ACRES | \$4,950,000

Situated in the heart of Hansford County, Texas, the sprawling 1,280±-acre Double D Ag Center offers a rare opportunity to blend efficiency and accessibility in a premier agricultural location. Hansford County, steeped in a rich farming tradition, is celebrated for its productive farms, expansive ranches, and thriving cattle industry, making it an ideal setting to grow your agricultural operations. The Double D Ag Center comprises 1,280 acres, divided into Sections 203 and 211, each presenting distinct features and opportunities for development.

At the core of this irrigated farm is the vibrant community of Gruver, Texas, which serves as the central hub for agricultural activities in the region. Boasting a long history rooted in agriculture, Gruver is home to a diverse array of crops including corn, wheat, cotton, and milo that are cultivated annually. The area's strong tradition of cattle rearing and ranching further enhances its agricultural appeal. In addition to its agricultural prowess, Gruver offers essential amenities such as banking services, top-rated schools, and a host of ag-related businesses that cater to the needs of farmers and ranchers alike.



The 1,280 acres of Double D Ag Center are divided into Sections 203 and 211, each offering its own set of unique features and opportunities for agricultural development.

Section 211: Located approximately six miles south and west of town on FM 2018, this parcel of land is characterized by its strategic positioning with pavement on two sides and fencing enclosing all four sides. Currently utilized for both farming and cattle operations, the property comes equipped with essential infrastructure including a shed, pipe pens, a large water tank, and a submersible well for the pens. A half-mile long, 18-tower Zimmatic pivot with 11 x 38-inch tires serves as the centerpiece of irrigation, supported by four turbine wells that collectively deliver approximately 1100 gallons per minute (gpm) of water. Recent agricultural activities on this section included cultivating a mix of wheat and cotton crops.

Section 203:

Situated about 10 miles west and north of Gruver on FM 1262, this parcel is accessible via a paved road on its western boundary. Reflecting a similar agricultural setup as Section 211, the owner has invested in establishing an excellent boundary fence, pipe pens, and a 20-ft steel water tank fed by a submersible pump to support livestock production. The Zimmatic pivot on this section is designed to deliver 550 gpm and is powered by one turbine pump and two submersibles. Currently there are 361 wet acres. Recent crop rotations on this section comprised equal parts of cotton, wheat, and milo.

The Double D Ag Center farm presents a myriad of opportunities for agricultural production, allowing the new owner to customize crop and cattle operations to align with market demands. With the potential for further well development, the property offers ample scope for strategic management decisions aimed at enhancing its overall productivity and profitability.



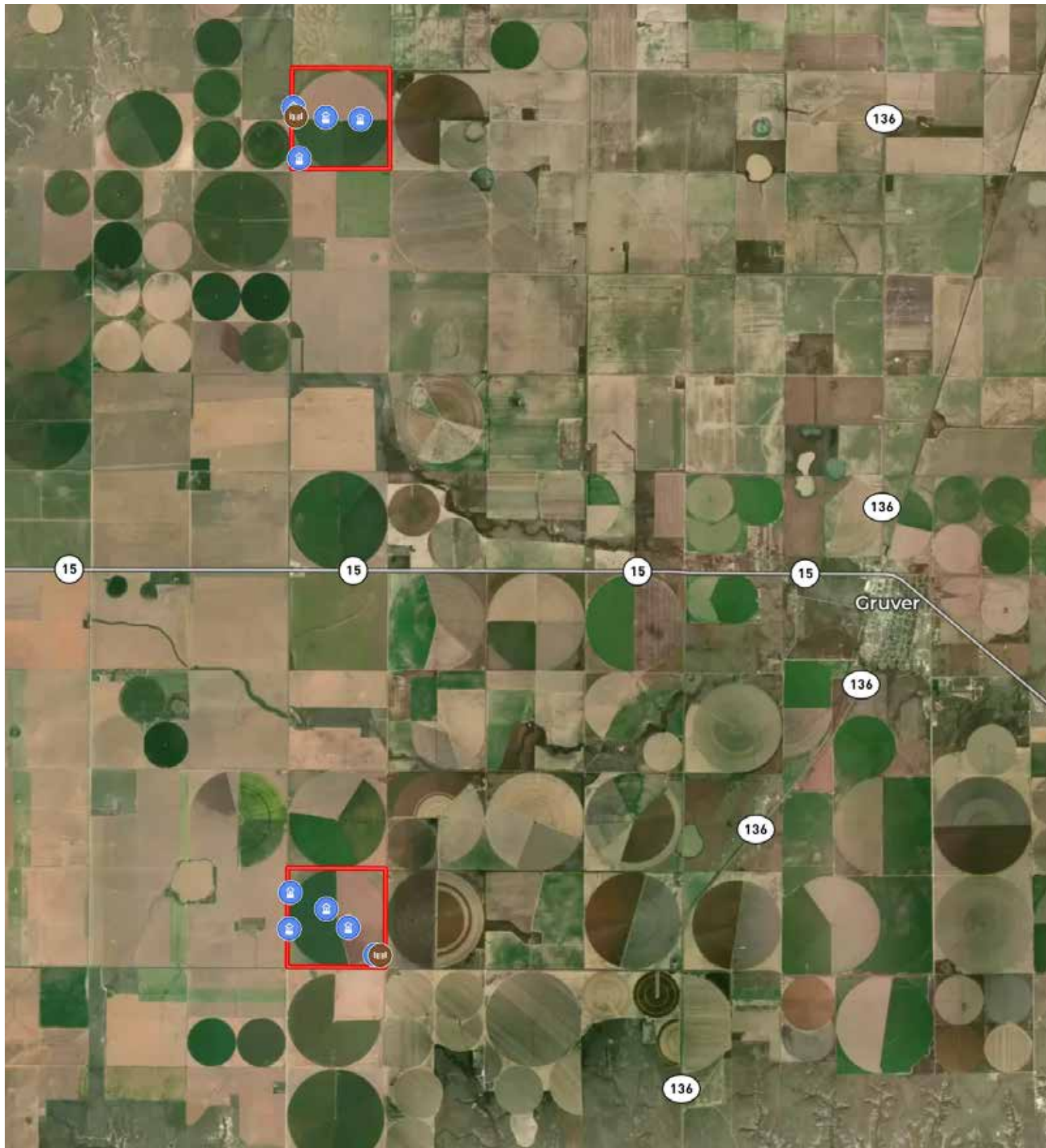




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