



BEEDY 640 IRRIGATED FARM

STRATFORD, TEXAS | 640 ACRES | \$1,888,000

Situated on the east side of Stratford, Texas, just over three miles north along FM 2677, lies the Beedy 640 Irrigated Farm. This expansive 640 +/- acre property offers excellent accessibility, conveniently located alongside a paved road only minutes from town. This property presents the prospective owner with versatile agricultural options, including crops such as corn, wheat, milo, and cotton. Integrating cattle grazing into the operations enhances the potential for diverse marketing strategies and revenue streams.

Stratford, where Highways 54 and 287 intersect, provides outstanding logistical advantages for marketing grain and cattle. These major thoroughfares connect the property to multiple grain elevators, cotton gins, and feedlots, offering the owner diverse marketing opportunities in multiple directions. Additionally, Stratford boasts a variety of agricultural businesses, a charming downtown area, and an exceptional school system. For further opportunities, Dumas, Texas, is just a 30-minute drive away, while Amarillo, with a population exceeding 200,000 and a regional airport, is only an hour and fifteen minutes away.



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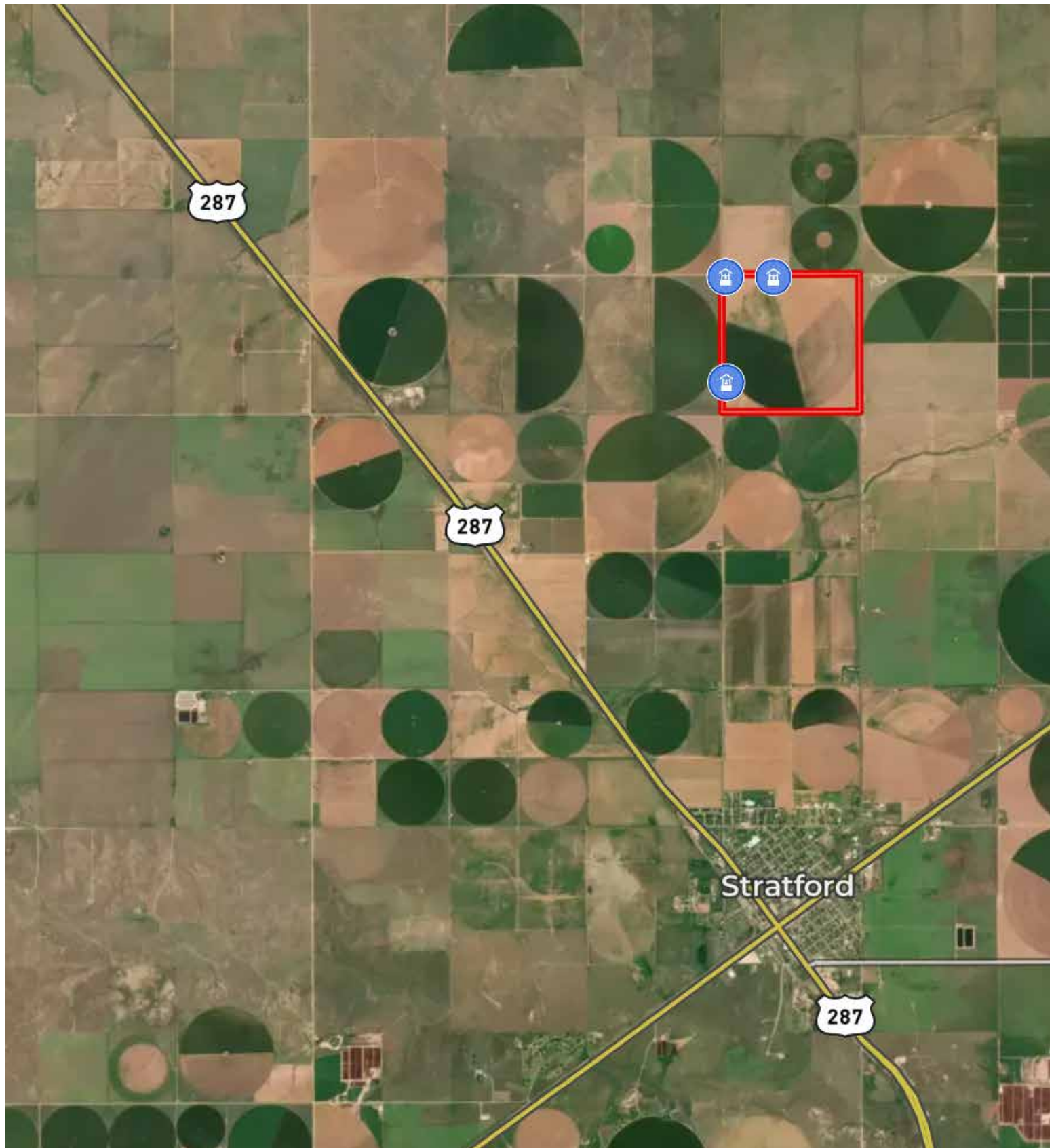
Water access on the property is supported by a 14-tower Valley pivot irrigated by two wells, producing a combined flow rate of approximately 550 gallons per minute. These wells include a turbine well powered by a 350-horsepower motor and an electric well with a 100-horsepower motor (both motors are tenant-owned). The property benefits further from an all-weather road providing reliable access along the northern and western boundaries.

With ample room to drill additional irrigation wells, the Beedy 640 Irrigated Farm presents a unique opportunity to own a significant section of farmland that has remained within the same family for generations. It combines historical value with modern farming potential, making it an excellent investment for agricultural pursuits.









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