



GAINES COUNTY FARM

320 +/- Acres

GAINES COUNTY FARM | 320+/- ACRES

Exclusive Listing by: Lane Puckitt

Price:\$960,000.00



Gaines Farm is located in Gaines County in the Southern High Plains of West Texas, with convenient access along Highway 83 and nearby County Road 139. Situated in a well-established irrigated farming district near the communities of Loop and Seagraves, the property offers practical road access for equipment and crop transport while remaining in the heart of a productive agricultural region known for cotton, peanuts, and other irrigated crops. The farm is just 2 miles west of the community of Ashmore.

Terrain: Predominantly level to gently sloping farmland with productive soils well-suited to irrigated row crops and forage. The existing pivot coverage and established infrastructure support continued high-intensity agricultural use. Typical regional notes from your other listings reference Angelo Clay Loam or similar productive units; we can add specific soil series once available. Gaines Farm is predominantly deep, well-drained sandy soils typical of the Southern High Plains in Gaines County, Texas. The majority of the farm falls within mapping units consistent with Amarillo loamy fine sand (AmB, 0 to 3 percent slopes), with a distinct inclusion of SP soils (associated with the Springer or related sandy series) visible within the boundary. Adjacent areas include Portales fine sandy loam (PfA), Brownfield fine sand (Br), and similar sandy units.

These soils feature moderate to moderately rapid permeability and respond well to irrigation and fertility management. They are well-suited to center-pivot systems and support the major irrigated crops of the region, including cotton, peanuts, grain sorghum, wheat, and forage. While susceptible to wind erosion if left bare, they perform reliably under proper residue and cover-crop management.

The property is positioned for continued farming operations or as a solid agricultural investment. With the pivots, wells, power, and pipelines already in place, a new owner can step into an operating system with minimal additional capital outlay for irrigation infrastructure.

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Water & Irrigation:

- Two fairly new Valley 1,295 ft center pivots (tenant-owned; available for purchase at a reasonable price)
- Tenant currently alternates watering between the two pivots
- Five wells producing approximately 50+ GPM each
- Electricity and pipelines already installed and operational for both pivots

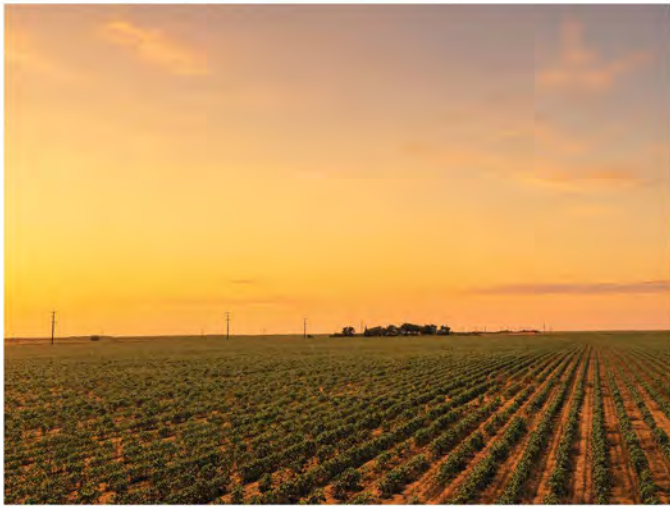
This setup provides flexibility for efficient water use and supports consistent production under typical West Texas conditions.

Minerals:

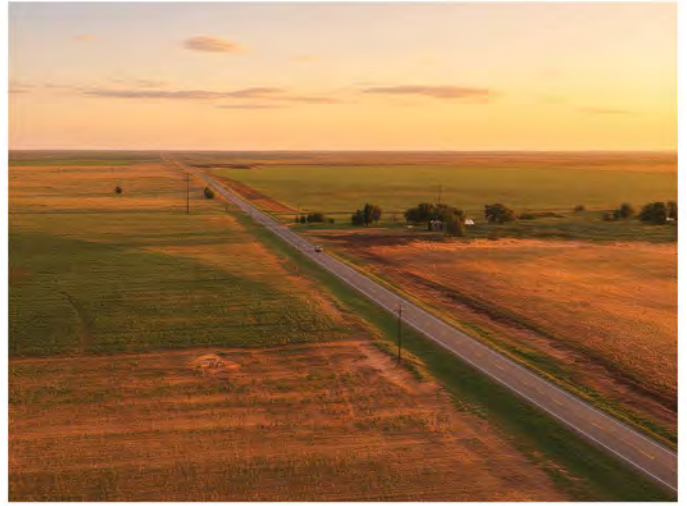
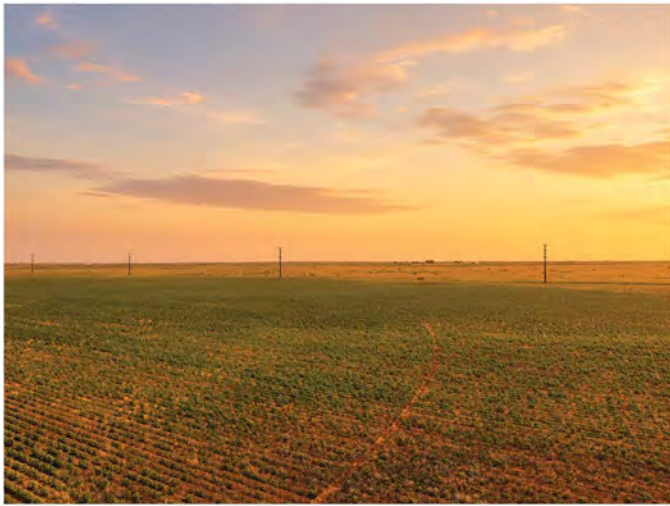
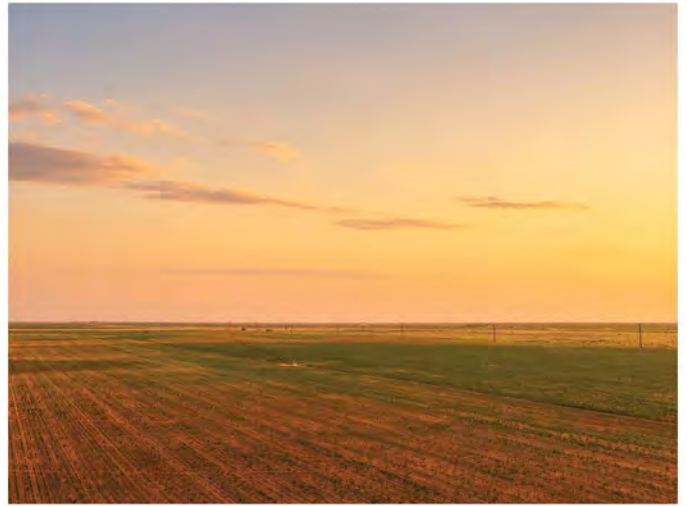
All owned minerals will convey

Comments:

A practical, ready-to-work irrigated farm featuring modern Valley pivots, multiple producing wells, and complete electrical/pipeline infrastructure. The tenant's willingness to sell the pivots at a reasonable price further enhances the opportunity for a seamless transition. Ideal for an operator seeking productive irrigated acres or an investor looking for tangible agricultural assets with existing improvements.



Lee, Lee, & Puckitt Associates Inc.



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