

**Merrill Farms Sold in 2 Tracts**  
1111 Rd 11  
Hitchland, TX 79081

**\$1,850,000**  
1,342± Acres  
Hansford County



## Merrill Farms Sold in 2 Tracts Hitchland, TX / Hansford County

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### **SUMMARY**

#### **Address**

1111 Rd 11

#### **City, State Zip**

Hitchland, TX 79081

#### **County**

Hansford County

#### **Type**

Farms, Ranches, Business Opportunity, Hunting Land

#### **Latitude / Longitude**

36.495057 / -101.301176

#### **Acreage**

1,342

#### **Price**

\$1,850,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/merrill-farms-sold-in-2-tracts-hansford-texas/75474/>



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#### **PROPERTY DESCRIPTION**

Approximately 1342 acres of farmland sold online auction in 2 tracts.

Tract 1 is 709.22 acres mixed irrigated and dryland farming. This tract has 128 acre active pivot producing approximately 400gpm water flow according to the owners. This is a highly productive circle with regular corn/wheat production. The water supply line can supply water to an additional 128 acre pivot with underground supply line repair. This tract includes approximately 176.41 acres of grass/wetlands with frequent ground water runoff. Additional 25 acres of grass pasture with cattle sorting pins and loading. Furrow irrigation system is found on the property with unknown status of its function. Soil types are Sunray loam, Oslo silty clay loam and Conlen clay loam

Soil maps are included above.

Mineral rights do not convey with property. Wind rights do convey.

Tract 2 is approximately 633.14 acres of producing dryland. This tract also has furrow irrigation system with unknown function. Soil information is primarily Sherm silty clay loam and Sunray loam with a 2S capability.

Soil maps are included above.

Mineral rights do not convey with property. Wind rights do convey.

Listed price is combined opening bids accepted.



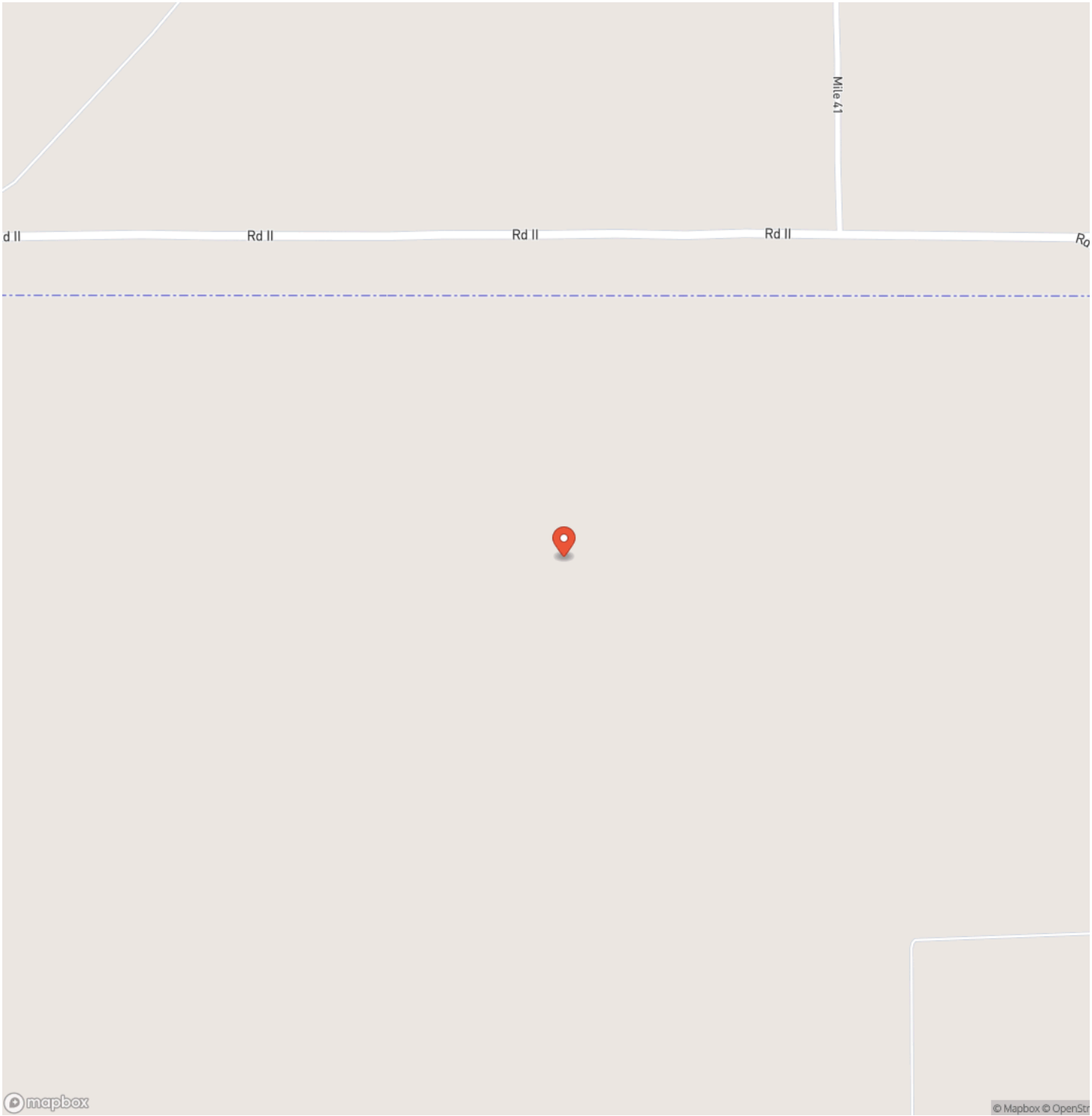


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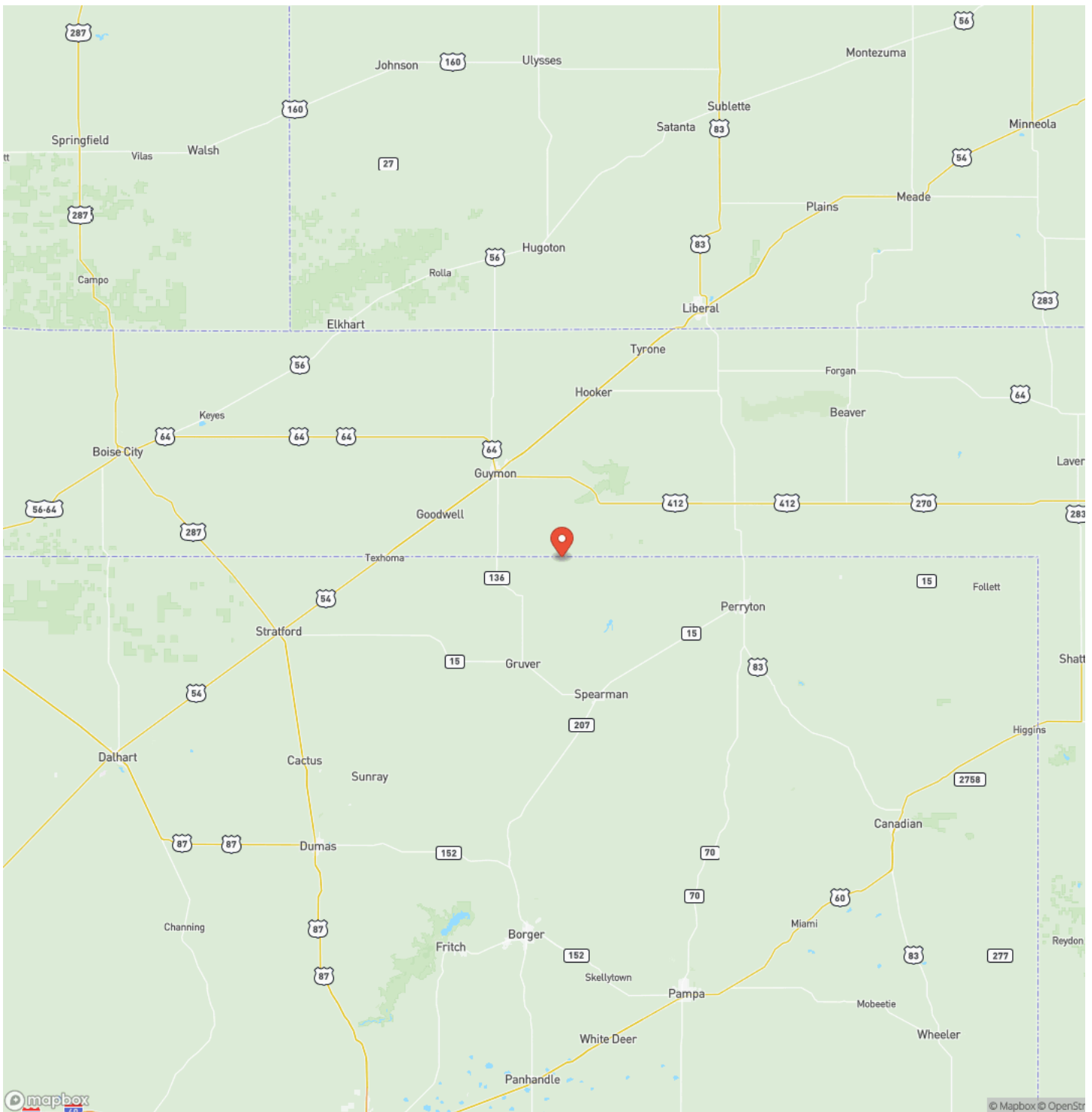
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Locator Map



## Locator Map





## Satellite Map



## Merrill Farms Sold in 2 Tracts Hitchland, TX / Hansford County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Shane Biggers

## Mobile

(806) 584-3812

## Email

shane@greatplains.land

### Address

2919 S Georgia St

## City / State / Zip

Amarillo, TX 79109

## NOTES

[illegible]



## This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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