



Johnny Street
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johnny@streetsrealestate.com

Hale County Texas* Land for Sale* Half Section Irrigated* 2 Pivots* 4 Wells*

Legal Description: Abstract 1485, Block S-4, Section 8, W 194.3 acres of North/2, and West 125.7 acres SW/4, Hale County Texas, containing 320 acres, more or less.

Location: 7 miles west and 3 miles north of Halfway Texas.

Description: This half section of irrigated farmland is located in the northwest quadrant of Hale County Texas. Good access is provided by County Road 60 on the south, County Road B on the west, and County Road 50 on the north. There are 4 irrigation wells that produce approximately 200 gallons of water per minute. The water is applied by two pivot sprinkler systems. The north pivot is a late 1990's model Zimmatic that covers 120 acres. The south pivot is a 2003 model Zimmatic that covers 74 acres. Soil types include 48% Olton loam with 0-1% slopes, 15.5% Estacado loam with 1-3% slopes, 12% Olton loam with 1-3% slopes, and others. This farm is clean, and the 2025 crops look good. View pictures and USDA FSA maps and other information on our website at

www.street.land

Contact: Johnny Street 806-847-7400

johnny@street.land

Price: \$760,000.00

Mineral and Wind Rights: Seller reserves one half of the mineral interests and wind rights currently owned.

RANCH SALES AND APPRAISALS

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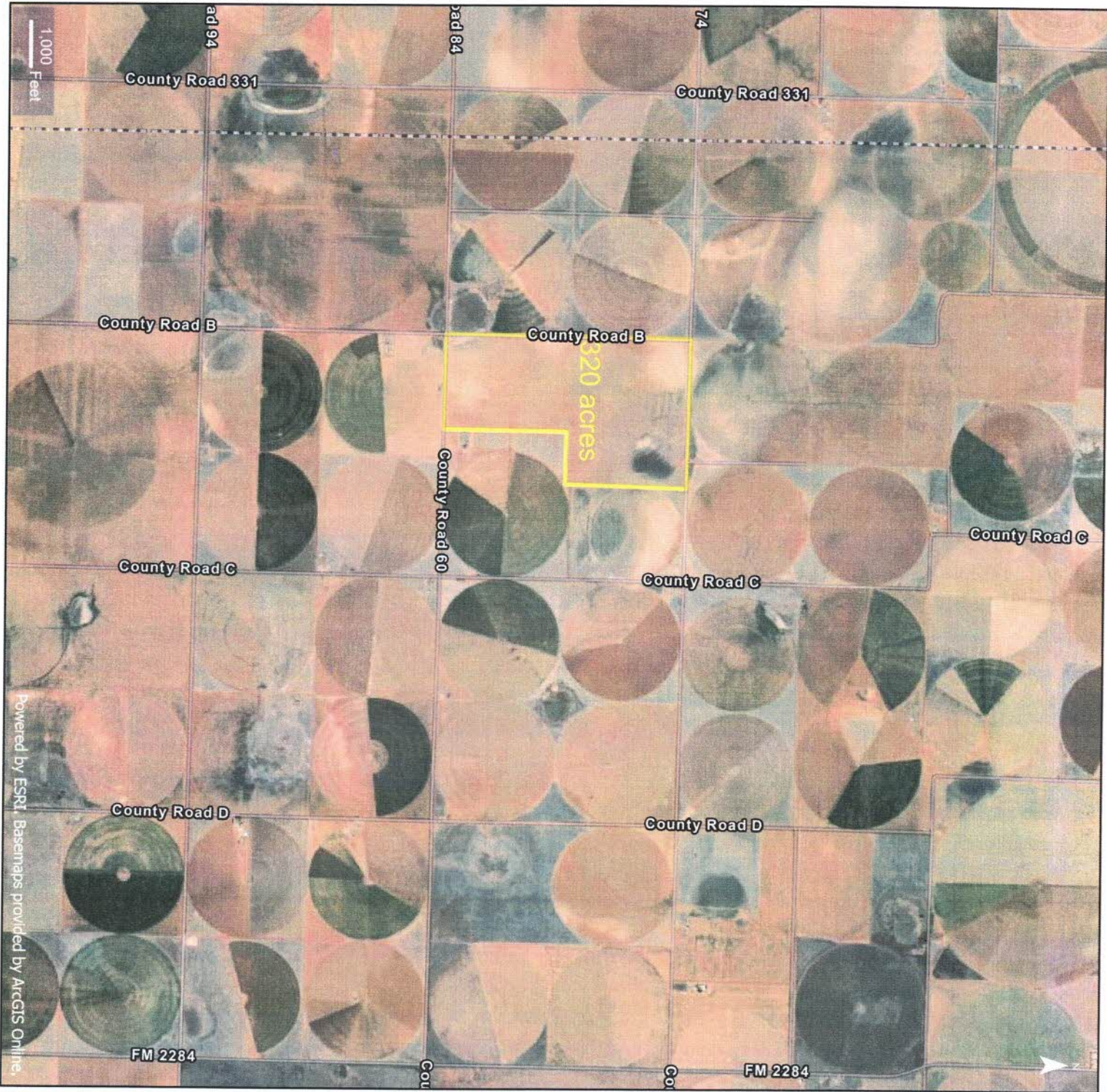
PLAT 1

Blk. MO												Blk. S2												Blk. S2												Castro County																																																																																																																							
Ricky Rowland -op- Barbara J McFadden												Floyd Light -op- Katherine Phillips												JW Ewing												24												34												5												6												9																																																																							
Ricky Rowland -op- Barbara J McFadden												Don Rowland -op- Johnny & Norma Hicks												BR Bennett												Kelly -op- EL Young Fmly Inv LLP												Flint Griffin -op- Lavonne Hodel												Blake -op- Larry F & Patricia Walter												Bryan Bishop -op- Larry Witten Etal												Dev-Air Frms Inc -op- DL & Andrews Trst Etal																																																																							
Blk. MO												Mark Gunter -op- John Norfleet												E.												Mark 17 Gunter -op- Gregg Griffin												L.												Teo-Ho Inc -op- KW Carson												Gerald & Patricia Elkins												Agri Tech Inc -op- Renee Anderson Etal												Blk.												K3																																															
Blk. MO												Ricky Rowland -op- Barbara J McFadden												R.												Floyd Light -op- Katherine Phillips												R.												Carol -op- Betty Bostick												R.R.												Mark -op- Mark & Cynthia Gunter												Co.												Leo L -op- Leo & Christina Ruyne Fmly LTD PtsHp												Leo & Christina Ruyne Fmly LTD PtsHp																																			
Blk. JB												Tommy E Pointer -op- BE & Homer Thomason												Scott Roberson -op- Loma Novak												Leon & Beverly JV -op- Leon & B Griffin												Blk. MO												Leon & Beverly JV -op- Griffin Frms Inc Etal												Blk. S1												David Gandy -op- Mark Marley												Jose Aguilera -op- Mark Marley												Blk. MO																																															
Blk. G & M												Starfish -op- LH Carson												Blk. TK												Steve & Brenda Johnson -op- Stephen & Donita Johnson												&												M C Tune Vegetable Inc -op- W C Heffelfinger Est												Tommy Pointer -op- Doug Sopher												E.												Westside Frms -op- Huie & LaFont												Ashley & Jeff Cox JV -op- Ashley Cox												Curry Frms Inc -op- JB Henslee																																			
Lamb County												LH Carson												LH Carson												LH Carson												LH Carson												LH Carson												LH Carson												LH Carson												LH Carson												LH Carson												LH Carson																																			
Lamb County												C-Two Frms Inc												Roydel Inc -op- Delbert Howell												Del-Tex Fliers Inc -op- LV Howell Jr Fmly Tr												E.												Del-Tex Fliers Inc -op- F Berkshire												R.												Tommy -op- Tommy & Margaret Cook												R.												Van & Dianna Miller Frms JV -op- Van & Dianna Miller												GH Garcia Jr -op- Willingham & Curri												Aubrey D. -op- Kenneth																							
Lamb County												Tommy & Teresa Freeman												Ry. Co.												Steve & B Johnson -op- June F Etal Schwab												Circle Agri Business -op- Vega Trst Testman												Steve & Brenda Johnson -op- Steve Johnson												Justin Gunter -op- Mary Johnson												John -op- Jerrill Young												Reid -op- Margaret Horan												Westside Frms -op- James L Roberts												D Pinkerton -op- Doug & G Goen Trst																																			
Lamb County												Betty S Williams												Steve Lee -op- Mable Lee												Circle Agri Business -op- N Jones												Marshall & Candis Mull												TJ or Joyce Ptn -op- TJ Smith												Bryan Walter -op- Cyndalane Walter												Linda L Straw -op- Elva Nichols Etal												Ry. Co.												Erik L Spain -op- Richard L & Jacquie Spain												Steve Lee -op- JL & Jana McKenzie												Carl -op- Crystal & Carl Steiner												D Pinkerton -op- Doug & G Goen Trst											
Lamb County												Calvin Graham												Blk.												S4												Juan & Emilia Aguilera JV -op- Margaret & Jack Hayes												Mickey & Janna Nixon												Erik L Spain -op- Richard & Jacquie Spain												4 J Cattle Co Inc -op- Bettye & AJ Givens Trst												Four J Cattle Co Inc -op- Blk.												Eddie Lewellen -op- James L Roberts												Ry. Co.												MC Tune Vegetable Inc -op- Eddie Etal Lewellen												David -op- David & Susan Hurt											
Lamb County												James & Betty Belk												Blk.												Kim-Ko Frms Inc -op- George Redinger												Margaret & Jack Hayes												GR Clark												Rainbow Frms Inc -op- AJ & Bettye Givens Trst												AJ & Bettye Givens												Reid Horan -op- Joe & Judy Bryant												R-op-JL Roberts												WC Est Heffelfinger												Eddie Etal Lewellen																							

continued on plat 2

continued on plat 8

Hale Kirby 320 Acres



Powered by ESRI. Basemaps provided by ArcGIS Online.



Created 11/18/2025 using Map My Property
in TexasForestInfo.com

Draw

Themes and Reports



- Soils
- Texas Vegetation
- Texas Geology

- Visible
- Identify

Transparency: 0%
0 100

Clear Layer

Hide Table

Report Title

Create Summary Report

Create Full Report

Import | Export

Find address or place

Error Submitted!

Mouse Coordinates [Lat: 34.23715 Long: -102.08449]

Soils Within Boundary

Symbol	Soil Name	Acres	Percent
OtA	Olton loam, 0 to 1 percent slopes	153.5	48.0%
EsB	Estacado loam, 1 to 3 percent slopes	49.6	15.5%
OtB	Olton loam, 1 to 3 percent slopes	38.3	12.0%
EsA	Estacado loam, 0 to 1 percent slopes	31.1	9.7%
Ra	Randall clay, 0 to 1 percent slopes, occasionally ponded	29.3	9.2%
MkB	Mansker loam, 0 to 3 percent slopes	18.1	5.7%
Total		320.0	100.0%

Note: Small deviations possibly found in the table values are due to rounding in calculations.





1
312-23
NHFL

FSN 4625
T- 30

Hale

County Road 60

County Road 50

County Road B

0 275 550 1,100 Feet

Farm: 4625
Tract: 30

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

2024 Provisional Imagery
Early Access Web Service

2025 Program Year

Map Created October 17, 2024
Image Acquisition Year - 2024

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity employer, lender and provider.

TEXAS
 HALE
 Form: FSA-156EZ



FARM : 4625
 Prepared : 12/1/25 10:09 AM CST
 Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : 2K FARMS JV
 CRP Contract Number(s) : None
 Recon ID : 48-189-2011-96
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
312.28	312.28	312.28	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	312.28	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, CORN, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	114.80	0.00	36	
Corn	131.80	0.00	122	
Seed Cotton	33.70	0.00	1375	
TOTAL	280.30	0.00		

NOTES

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Tract Number : 30

Description : A-3, W1/2 SEC 8, BLK S-4
 FSA Physical Location : TEXAS/HALE
 ANSI Physical Location : TEXAS/HALE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : CARLENE KIRBY
 Other Producers : KYLE KIRBY, KAEGAN DAVIS
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
312.28	312.28	312.28	0.00	0.00	0.00	0.00	0.0

TEXAS
HALE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4625
Prepared : 12/1/25 10:09 AM CST
Crop Year : 2026

Tract 30 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	312.28	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	114.80	0.00	36
Corn	131.80	0.00	122
Seed Cotton	33.70	0.00	1375

TOTAL **280.30** **0.00**

NOTES

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Hale CAD Property Search

Property Details

Account			
Property ID:	19183	Geographic ID:	A-S004-008-1485
Type:	R	Zoning:	
Property Use:			
Location			
Situs Address:			
Map ID:	M-7	Mapscoc:	
Legal Description:	AB 1485 BLK S-4 SEC 8 W 194.3 ACRES OF N 1/2 & W 125.7 ACRES SW 1/4 320 ACRES		
Abstract/Subdivision:	A1485		
Neighborhood:	(N) NONE		
Owner			
Owner ID:	180416		
Name:	KIRBY, CARLENE		
Agent:			
Mailing Address:	10202 NASHVILLE AVE LUBBOCK, TX 79423-5729		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$0 (+)
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Improvement Non-Homesite Value:

\$0 (+)

Land Homesite Value:

\$0 (+)

Land Non-Homesite Value:

\$0 (+)

Agricultural Market Valuation:

\$539,328 (+)

Market Value:

\$539,328 (=)

Agricultural Value Loss:

\$501,972 (-)

Appraised Value:

\$37,356 (=)

HS Cap Loss:

\$0 (-)

Circuit Breaker:

\$0 (-)

Assessed Value:

\$37,356

Ag Use Value:

\$37,356

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: KIRBY, CARLENE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G01	HALE COUNTY	0.699779	\$539,328	\$37,356	\$261.41	
F01	FARM TO MARKET	0.000221	\$539,328	\$37,356	\$0.08	
W01	HIGH PLAINS WATER DISTRICT	0.002950	\$539,328	\$37,356	\$1.10	

X01	NOXIOUS WEED CONTROL DISTRICT	0.030000	\$539,328	\$320	\$0.10
S06	OLTON ISD	0.738100	\$539,328	\$37,356	\$275.72
CAD	CAD	0.000000	\$539,328	\$37,356	\$0.00

Total Tax Rate: 1.471050

Estimated Taxes With Exemptions: \$538.41

Estimated Taxes Without Exemptions: \$7,933.78