



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



160± Acres CRP Terry County

BROWNFIELD, TX

\$400,000 (\$2500/ACRE)

We are pleased to present the exclusive listing of this 160+/- acre CRP tract in Terry County. This could be a great opportunity for either a homesite with great views and scenery, or a chance to have a piece of property to potentially develop into productive farmland, or keep in its current CRP program status.

160± Acres Terry County | Brownfield, TX

TOTAL ACRES: 160±

LOCATION: The farm is located roughly 3.5 miles East of Brownfield, South of HWY 380, and around 2 miles Southwest of the airport in Brownfield on County Road 525.

WATER: No wells are currently on the property, however there are irrigated farms to the North and East.

SOIL: The property is predominantly Arvana sandy loam (86%), with 1-3% slopes throughout. Amarillo fine sandy loam covers another 24% of the land, with 0-1% slopes found in these areas.

CRP: The farm entered the CRP (Conservation Reserve Program) a year ago, and would be inexpensive potentially to break out if the buyer chooses to do so.

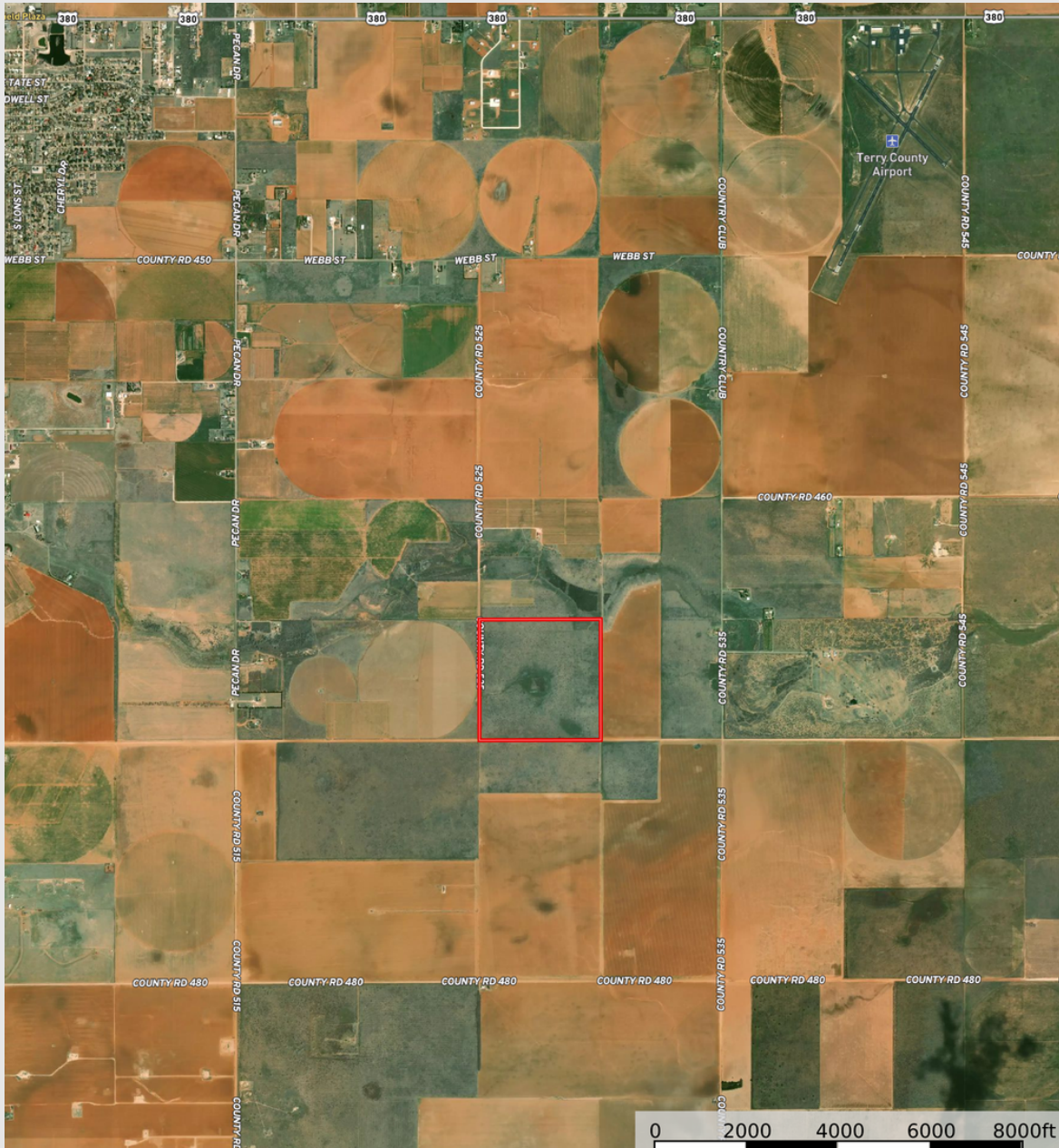
IMPROVEMENTS: There are no improvements on the farm currently.

MINERALS: The seller has no knowledge of owning mineral rights on the property.

Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.



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