



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



160± Acres Dallam County

DALHART, TX

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

We are pleased to have obtained the exclusive listing of this 160± acre irrigated farm in Dallam County. This farm is right at the heart of a large number of irrigated farms in all directions and is primed and ready for a new owner.

160± Acres Dallam County | Dalhart, TX

LOCATION: The farm is located roughly 15 miles North of Texline, and 30 miles Northwest of Dalhart.

WATER: The farm features one well, producing around 250gpm per the seller.

SOIL: Dallam fine sandy loam is the most common soil found on the property, covering roughly 30% of the land, with 0 to 1 percent slopes throughout. Perico fine sandy loam is also present on a large portion of the farm, covering around 27% of the ground, and has 1 to 3 percent slopes. Dallam loamy fine sand can also be found on 17% of the farm, with 0 to 3 percent slopes. Perico fine sandy loam covers 15% of the land, with 0 to 1 percent slopes.

IMPROVEMENTS: There is one quarter mile center pivot currently on the farm that will convey with the sale.

MINERALS: The seller is not believed to be in possession of any mineral rights on the property.

LEASE: The farm is currently leased out to a tenant through the 2023 crop season. The lease is a year to year lease structure on a crop share. The current tenant would be open to continuing to farming the property in the future if the new owner desires.

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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