



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## Fourway Gin - Gaines County

SEAGRAVES, TEXAS

\$4,000,000

77.86± TOTAL ACRES

We are proud to have obtained the exclusive listing of the Fourway Cotton Gin just outside of Seagraves in Gaines County. The Fourway Gin is a 77.86+/- acre turnkey saw gin operation situated in an ideal location and ready for a new owner to take advantage of. Rarely does a setup like this come available to market, and the Fourway Gin offers a number of different possibilities to its future owner.

# Fourway Gin | Gaines County, TX

**LOCATION:** The Fourway Gin is located on HWY 83 and CR 211, just between Seagraves and Denver City.

**STRUCTURES:** Main Building (20,800 SF, Year Built: 2018), Previous Gin Building (9,092 SF, Other Barn/Storage Structures (12,220 SF), Office Building (3,444 SF), and 1 Bed/1 Bath Home (840 SF).

**EQUIPMENT:** Sidewinder Round Module Unwrapper, a Cherokee Big 10 Moisture Unit, Cherokee Cotton Press, a Samuel Cotton Strapper, and an LP Brown Cotton Bagger, all of which have had less than 56,000 bales run through them. In addition, there are three modular trucks (a 2011 Peterbilt, a 2012 Mac, and a 2005 International), two York forklifts, two telehandlers (one is a JCB and the other is a Merlot), as well as over \$10,000 worth of attachments such as forks, buckets, etc. for help with various tasks. Also included are three BC 170 Dominator double lint cleaning Gin Stands

**OPERATION:** The gin has been stewarded for over 40 years by the same owners. There are two ginners currently working at the gin with 10+ years of experience each who have expressed interest in a desire to stay on and keep working the gin for the next operator. The offices, weights, hand house, and equipment all ensure that a new owner will have little trouble getting the operation running to their satisfaction. The gin can currently produce 45 bales per hour. In addition, the owners of the gin currently own 13% interest in the Seagraves Compress, and will convey ownership of these shares with the property (valued at roughly \$500,000).

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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