



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



320± Acres - Yoakum County

PLAINS, TX

\$848,000 (\$2650/ACRE)

We are pleased to offer the exclusive listing of this 320± acre irrigated farm in Yoakum County. The farm is located just a few miles northwest of Plains, and is an easy access farm, being just North of Highway 380.

320± Acres Yoakum County | Plains, TX

Location: The farm is located roughly a mile North of HWY 380, with County Road 235 running along the eastern border of the farm, and County Road 160 going along the northern border.

Land: The majority of the farm (roughly 80%) is covered by Arvana loamy fine sand. Patricia and Amarillo loamy fine sands make up essentially the rest of the farm. Sharvana fine sandy loam is also present on about two acres in the southwestern corner of the farm. The farm has slopes ranging from 0-5% throughout.

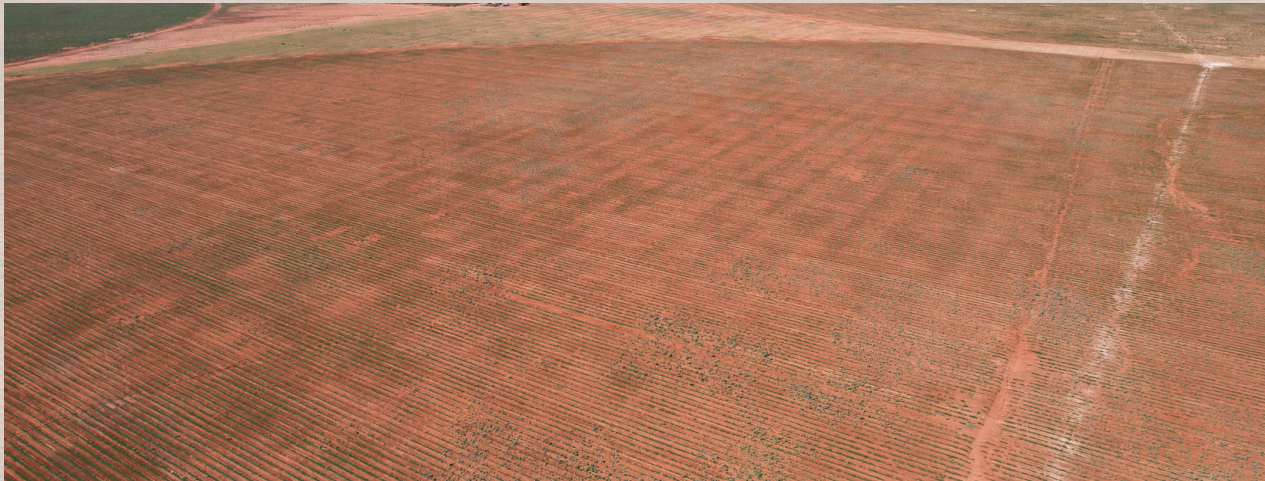
Water: The farm is equipped with 8 wells all tied together, and per the seller, produce roughly 150-200 total GPM. Seven of the wells on the farm are roughly 200ft deep, six of which are paired with a one and a half horse pump. Another one of the wells has a one horse pump, and the highest producing well on the farm is roughly 380ft deep, and is equipped with a 10 horse pump.

Improvements: Along with the wells, the farm features a 2022 Reinke pivot, and a 2003 Raincat pivot, both of which are quarter milers.

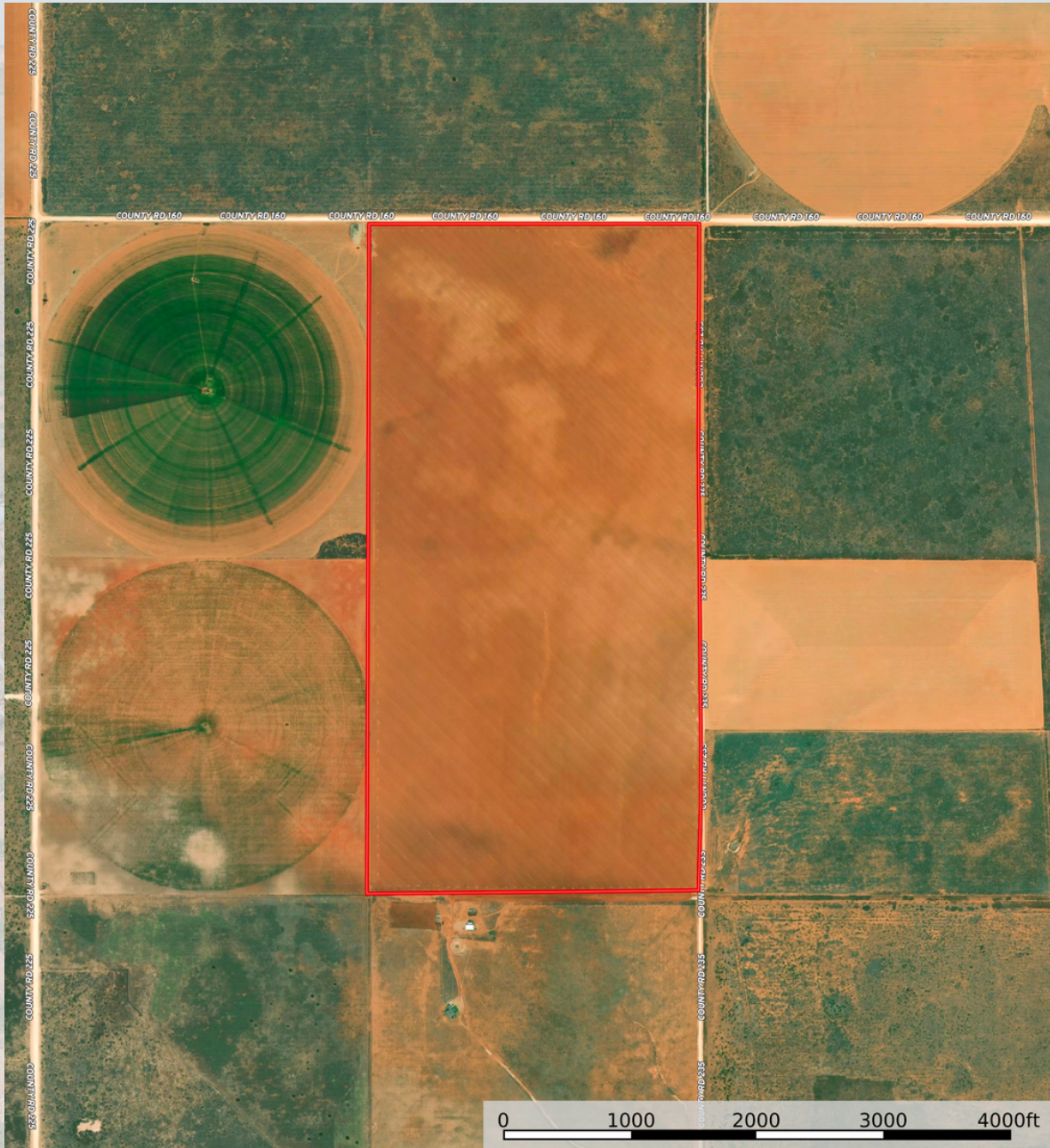
Minerals: The owner has no known mineral rights on the property.

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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