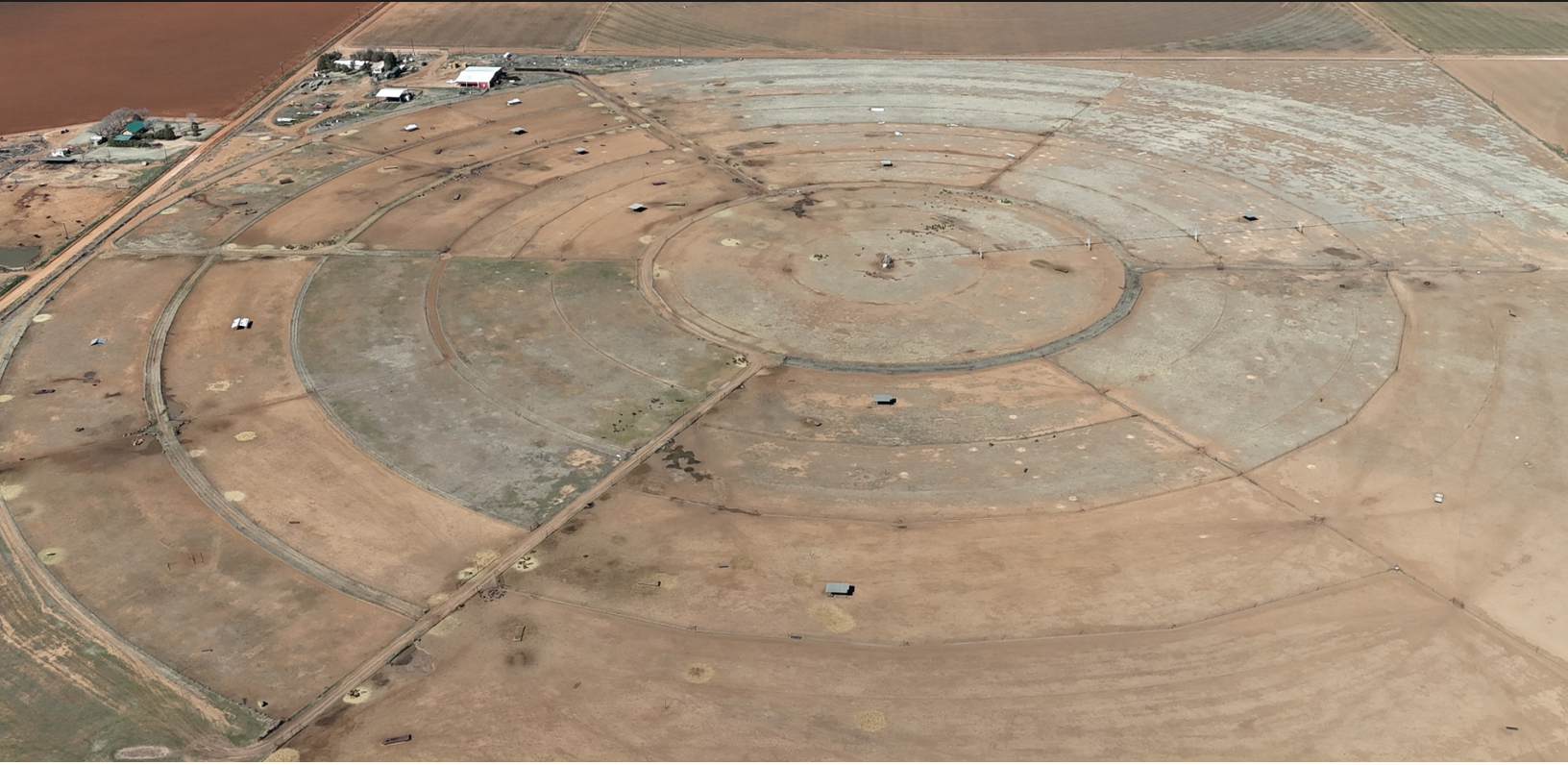




TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



Last Chance Ranch

ROPESVILLE, TX

\$3,200,000

We are pleased to have obtained the exclusive listing of the “Last Chance Ranch” located between Ropesville and Wolfforth. The land has historically been used as a breeding operation, but is situated in a prime location for future development, a show animal operation or to continue its current operation should the buyer choose.

160± Acres Hockley County | Ropesville, TX

LOCATION: Less than a quarter mile off Highway 82-62, County Road 7500 runs East and West along the property's northern border, and Killdee Road borders the land on the West side going North and South.

IMPROVEMENTS: There are multiple improvements on the property which have been used for prior business purposes. A 120 acre center pivot revolves around the majority of the land, and there is additionally a 75x100ft barn, and a 25x75ft overhang lean to. In addition, the property features a 3 bed, 2 bath, 1677 square ft. home on it. The house has been well kept by the current owners, and many updates have been done throughout.

WATER: There are currently three wells on the property. One is an irrigation well which powers the center pivot on the property, and per the seller is pumping around 1,200 GPM. There is also a house well and a stock well for the various animals that have been housed on the property.

LAND: The majority of the land (67%) consists of Acuff loam and is generally flat in these areas, with a 0-1% slope running throughout this portion of the property. Amarillo fine sandy loam and Olton clay loam share the remainder of the land, with again generally flat topography. The most slope in the land can be seen in its northwest corner, with a range of 0-3% in this area.

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.

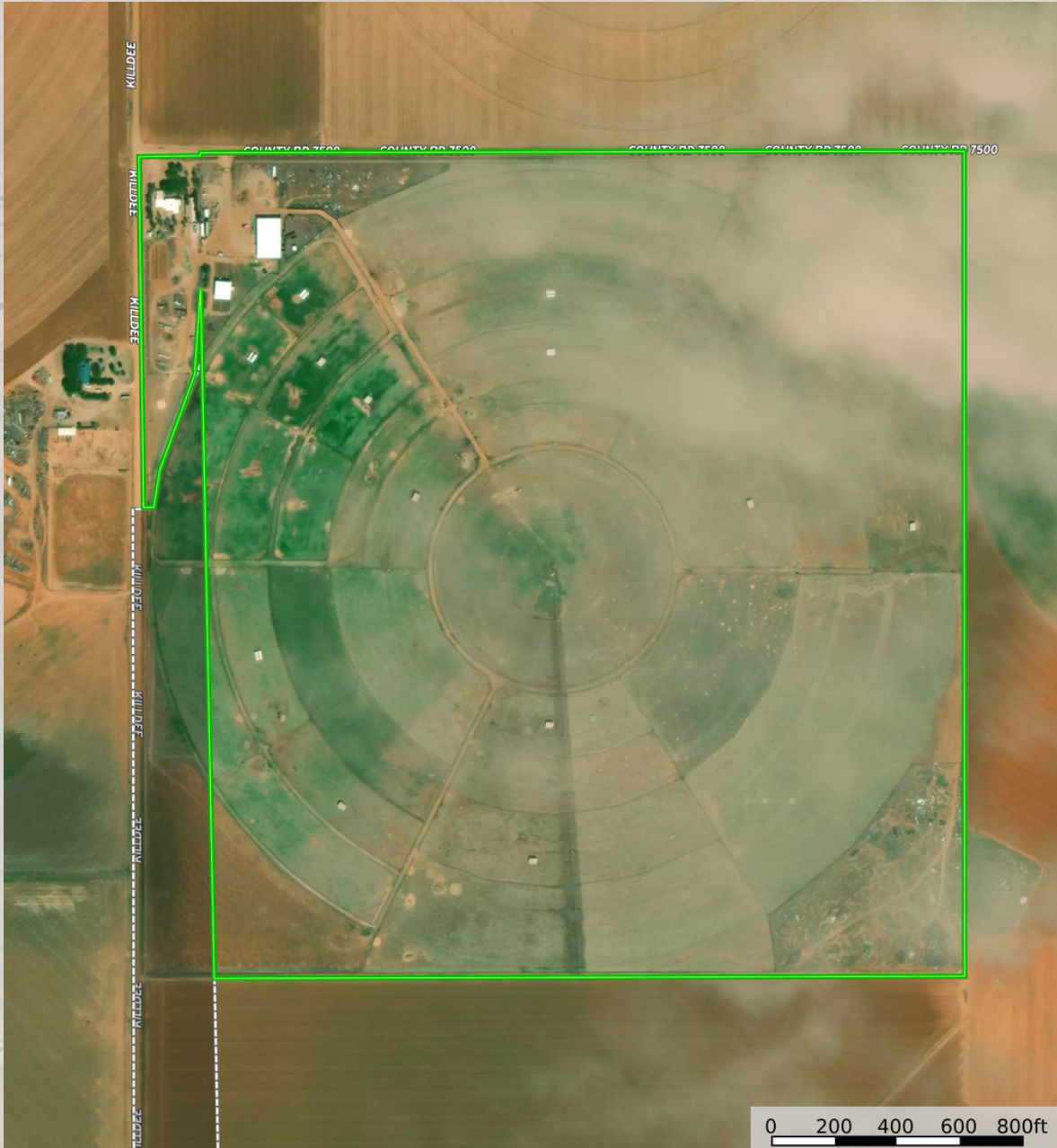
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