



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## 160± Acres Parmer County

LAZBUDDIE, TX  
\$400,000 (\$2,500/ACRE)

We are pleased to present the exclusive listing of a 160± acre tract in Parmer County, Texas. This property is strategically located in Southern Parmer county just minutes away from Muleshoe, Texas. The Property is fully fenced with 5 strand barbed wire and has been set as a cattle operation.

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**Location:** As previously mentioned, the property is located in Parmer County, on County Road DD and County Road 21. The property is approximately 9 miles and about a 12-minute drive from Muleshoe, Texas and approximately 24 miles and a 30-minute drive from Friona, Texas.

**Land:** The property is made up of approximately 36.15% of Amarillo fine sandy loam with 1-3% slopes in the central portion. In addition, approximately 35.17% of the property is made up of Arvana fine sandy loam with a 0-1% percent slope in the southern portion.

**Water:** The property has a 90's model Valley AgSense Pivot nozzled at 180 GPM via 2 wells.

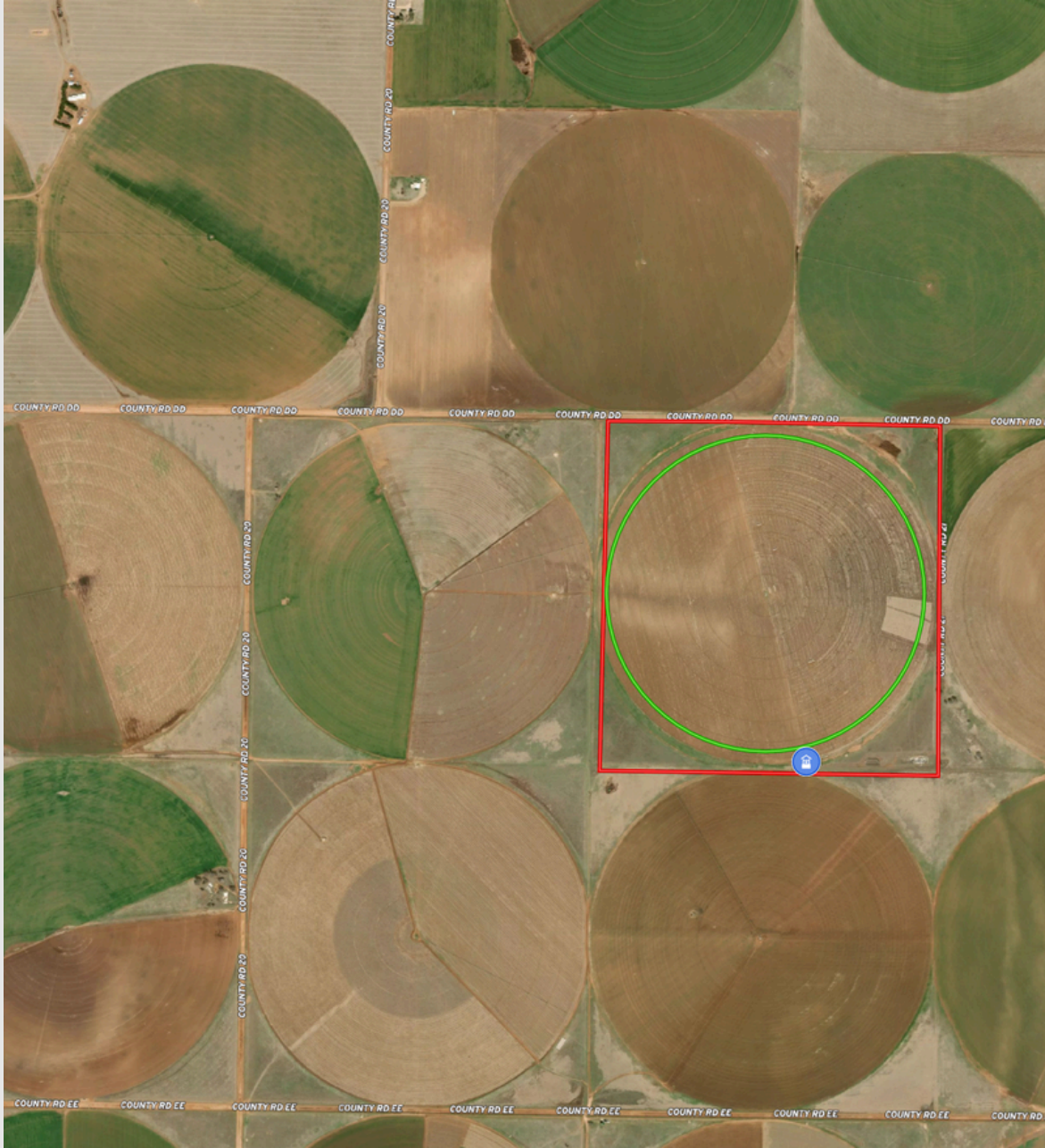
**Improvements:** In addition to the irrigation equipment, the property is fully fenced with 5-strand barbed wire, and features 3 access gates.

**Price:** The property is listed at \$400,000 or \$2,500/acre.

**Notes:** 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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