



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



164.35± Acres Hockley County

SMYER, TX

\$1,643,500 (\$10,000/ACRE)

We are pleased to present this 164.35± acre tract just outside of Smyer, Texas. This property presents multiple opportunities for its new owners, including farming and development.

164.35± Acres | Smyer, TX

Location: This tract is roughly five and a half miles outside Lubbock, and one mile outside Smyer. The land rests on the Northside of E HWY 114, and additional blacktop access running along the Eastern side of the tract via FM 2130.

Land: The land is generally flat, with the majority having a 0-1% slope. Up to a 3% slope can be found in some areas of the property. Around 44% of the soil is Acuff loam, while Amarillo fine sandy loam covers roughly 32% of the land, and Posey fine sandy loam comprises an additional 24% percent.

Farm: The farm is currently being farmed by a tenant for cotton production. The lease is a crop share, and per the seller is on an 80/20. The current farmer would be willing to stay on and continue farming the property.

Water: There are no wells on the property.

Improvements: There are no improvements on the property.

Minerals: All mineral rights currently owned by the sellers will be retained by their current owners.

Price: This farm is being offered at \$1,643,500, or \$10,000/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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