



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



90.16± Acres Hockley County

SMYER, TX

\$901,600 (\$10,000/ACRE)

We are pleased to present this 90.16± acre tract just outside of Smyer, Texas. This property presents multiple opportunities for its new owners, including farming and development.

90.16± Acres | Smyer, TX

Location: This tract is roughly five and a half miles outside Lubbock, and one mile outside Smyer. E HWY 114 borders its northern boundary, and Mallard Road runs North and South along its western side.

Land: The land is flat for the most part, with slopes ranging from 0-3%. In terms of soils, Acuff loam is the most prevalent, covering roughly 57% of the land. Amarillo fine sandy loam makes up around 23%, and Posey fine sandy loam consumes around 20% of the property.

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 property is being offered at \$901,600, 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.

90.16± Acres | Smyer, TX



Presented By:
Tommy Kingston, Listing Agent
806-759-2243
tommy@txrealestategroup.com
4223 85th St, Lubbock, TX 79423