

Robason Farm

166.1± acres | \$498,300 | Littlefield, Texas | Lamb County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Robason Farm

We are proud to have obtained the exclusive listing on 166.1 acres of partially irrigated farmland located in the central portion of Lamb County. This is a productive partially irrigated farm in a good state of cultivation.

Size

According to the Lamb County Appraisal District, this property contains a total of 166.1 acres, more or less.

Location • Access

The Robason Farm is located in the central portion of Lamb County, Texas, being approximately 10 miles south of Springlake, Texas and approximately 10.5 miles north of Littlefield, Texas.

Access is good, being by graded CR 182 on the north and graded CR 207 on the west. This farm lies approximately .5 of a mile east of US Hwy 385.







Legal Description

The West 166.1 acres, more or less, of the West 168.1 acres of Labor 15, League 636, SCL, Abstract 1900, Lamb County, Texas, Save and Except approximately 2 acres and the structural improvements located on the west side of the property.

General Description

This property is being operated as a partially irrigated farm, being irrigated by +/-120 acres of drip irrigation. Approximately 40 acres of improved grass is located in the southeast-quadrant of the farm.

The terrain varies from nearly level to gently sloping. Slopes across the property range from 0-3%. Elevation change is approximately 10 feet, being approximately 3,640 feet on the north side and approximately 3,630 feet on the south side.

The soil quality found on this tract is good, being primarily Amarillo fine sandy loam and Acuff loam. Both soils are two of the more productive soils found in the county.

The Farm Service Agency base acres and yields are as follows:

Wheat: 9.6 acres with a PLC Yield of 18 bushels

Corn: 6.6 acres with a PLC Yield of 137 bushels

Seed Cotton: 115.68 acres with a PLC Yield of 1,289 lbs.

Unassigned Generic Base: 8.92 acres

Improvements

+/-120 acres of drip irrigation on 40-inch centers installed in 2016.

Water

Four (4) irrigation wells are developed on this tract. All are equipped with electric submersible pumps. These wells range in depth from 200 feet to 260 feet. These irrigation wells have not been test pumped, but were reported to produce approximately 250 to 300 gpm total.

Price

\$498,300 • \$3,000 per acre

Taxes

+/- \$325

Minerals • Wind Energy

No minerals will convey. 100% of the wind energy will convey.

If you are in the market for good smaller partially irrigated farm in the central portion of Lamb County, please call Rusty Lawson at (806) 778-2826 for additional information.





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COUNTY RD 182

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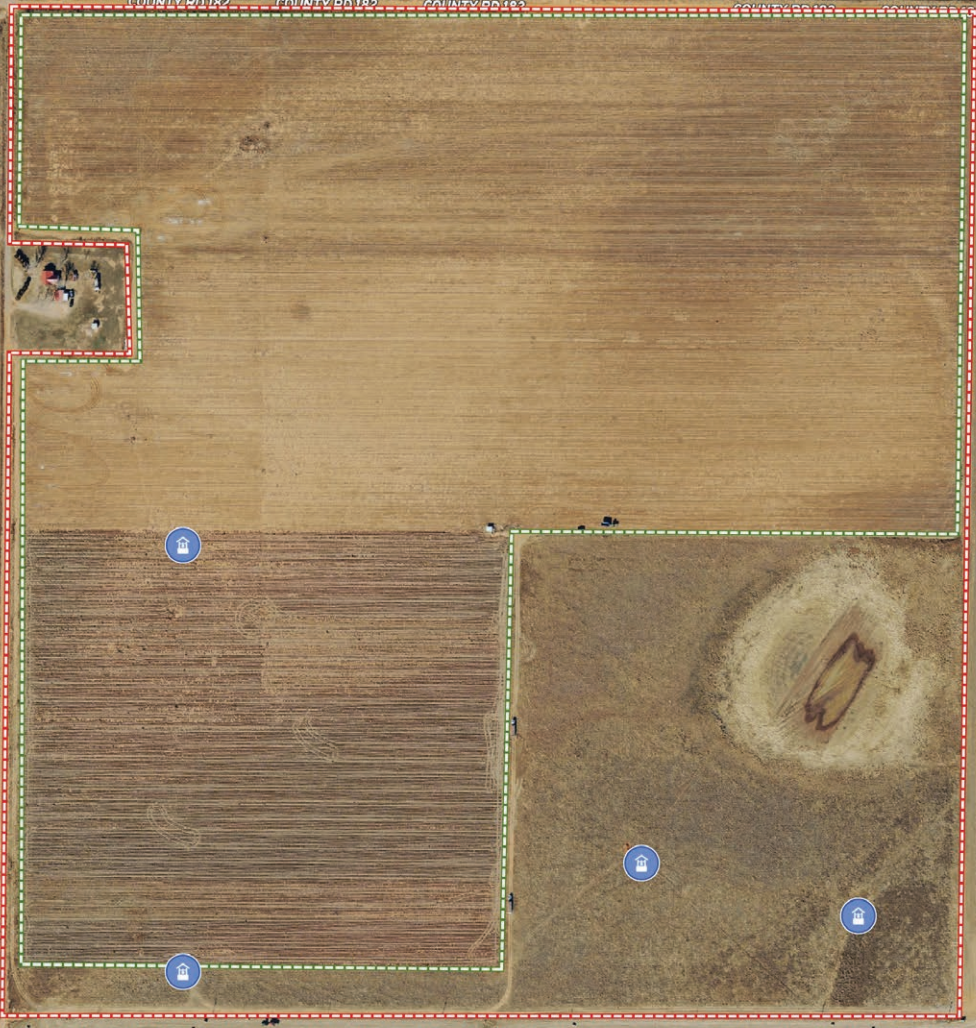
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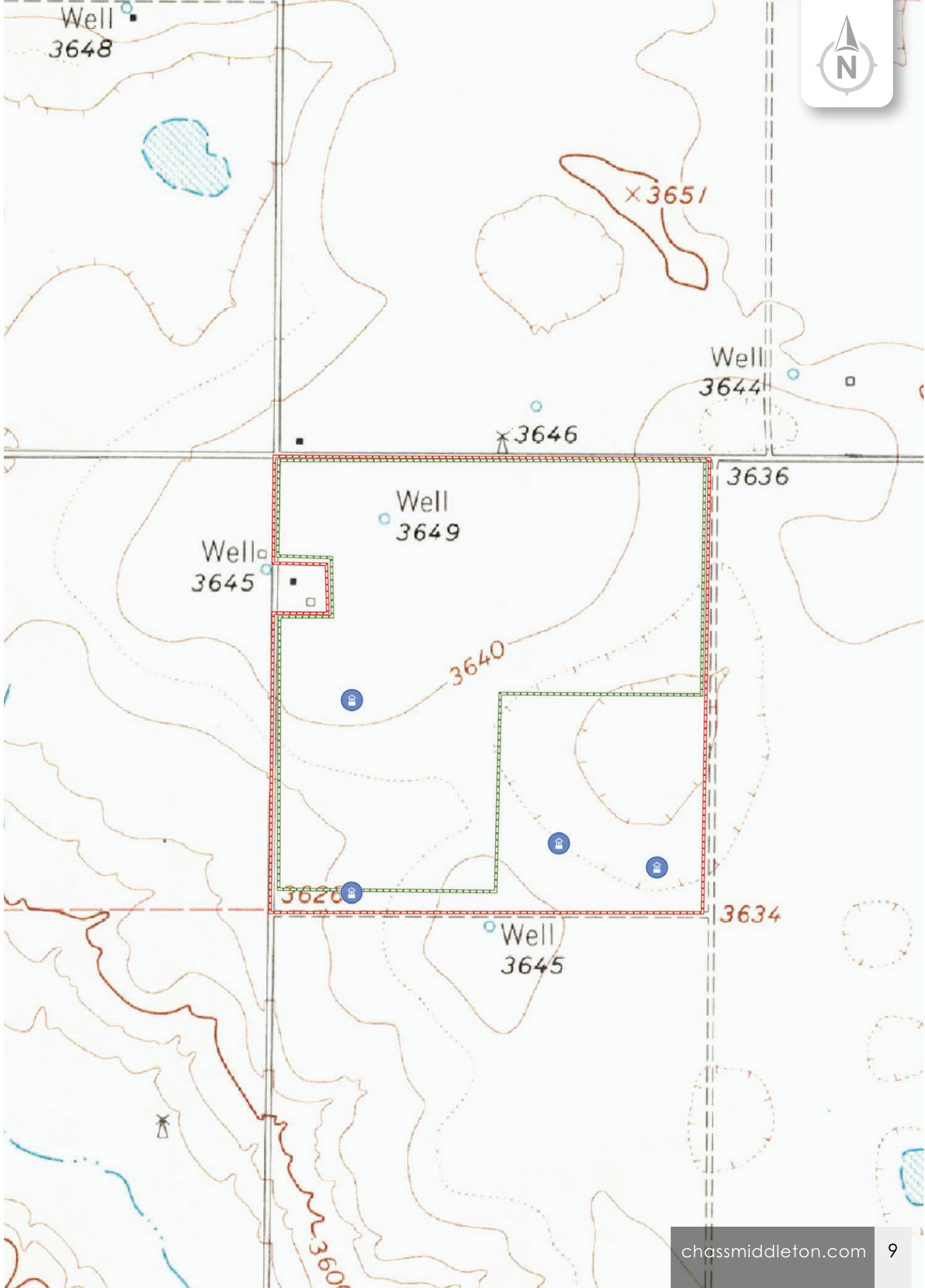
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34.0838, -102.3114



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YouTube

