



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



154.93± Acres Floyd County

LOCKNEY, TX

\$232,395 (\$1500/ACRE)

We are pleased to have obtained the exclusive listing of this 154.93± acre tract in Floyd County, Texas.

This tract is ideal for farming, and has existing wells on it for potential irrigation.

154.93± Acres Floyd County | Lockney, TX

Location: Located in the northwest quadrant of the County, this tract has good access and is easy to find. County Road 788 is paved, well maintained, and runs East and West along the northern boundary of the farm.

Land: The vast majority of the land is Pullman clay loam (roughly 94%) and is fairly flat throughout (0-3% slopes). McLean clay, and Lofton clay loam can also be found on the property in small quantities.

Water: While they are not currently in operation, the property has two wells on it. The exact GPM on these wells is unknown. Potential buyers are encouraged to investigate the wells and their capacity during the purchasing process.

Farming: The farm is currently being leased on a cropshare.

Minerals: Any mineral interests currently owned will convey with the property.

Price: The farm is being offered \$232,395, or \$1,500/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.

154.93± Acres Floyd County | Lockney, TX



Presented By:
Jude Soileau, Listing Agent
806-801-2030
jude@txrealestategroup.com
4223 85th Street, Lubbock, TX 79424