

# Progress Farm

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297± acres | \$444,015 | Muleshoe, Texas | Bailey County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chasmiddleton.com • (806) 763.5331

# Progress Farm

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We are proud to have obtained the exclusive listing on 297 acres of partially irrigated farmland located on the north-central side of Bailey County. This is a good level farm that is in an excellent state of cultivation.

## Size

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According to the Bailey County Appraisal District, this property contains a total of 297 acres, more or less.

## Location • Access

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The Progress Farm is located in the north-central side of Bailey County, Texas, adjoining the north side of the small community of Progress, Texas.

Access is good, being by graded CR 123 on the west, partially paved CR 1018 on the south and graded CR 133 on the east.

## Legal Description

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The South-half (S/2) of Section 19, Block X, W.D. & F.W. Johnson Subdivision, SCL, Bailey County, Texas, Save and Except 16 acres, more or less, as described by metes and bounds in Warranty Deed file in Vol. 314, Pg. 734, Bailey County Deed Records.

## General Description

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This property is being operated as a partially irrigated farm, being irrigated by one center pivot irrigation system. The center pivot, which is located on the east-half of the farm, is a shorter system ( $\pm$  875 feet) that makes a complete rotation and covers approximately 60 acres. The remainder of the farm is operated on a dryland basis. The entire property is in cultivation, with the exception of approximately 1 acre in the southeast corner.

The terrain is basically level. Slopes across the property only range from 0-1%. Elevation ranges approximately 15 feet, being approximately 3,910 feet on the west side and approximately 3,895 feet on the east side.

The soil quality found on this tract is good, being primarily Midessa fine sandy loam, 0-1% slopes. This is a Class II irrigated soil and a Class III dryland soil.

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## Improvements

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The center pivot irrigation system is owned by the tenant and is not a part of this offering. This pivot was reported to be nozzled at 90 gpm.

## Water

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Five (5) irrigation wells are developed on this tract. All are equipped with electric submersible pumps. These wells range in depth from 337 feet to 359 feet.



## Price

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\$1,495 per acre • \$444,015

## Taxes

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±\$1,385

## Minerals • Wind Energy

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Seller is making no reservations.

## Remarks

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If you are in the market for partially irrigated farmland in northern Bailey County, please call Rusty Lawson at (806) 778-2826 for additional information.

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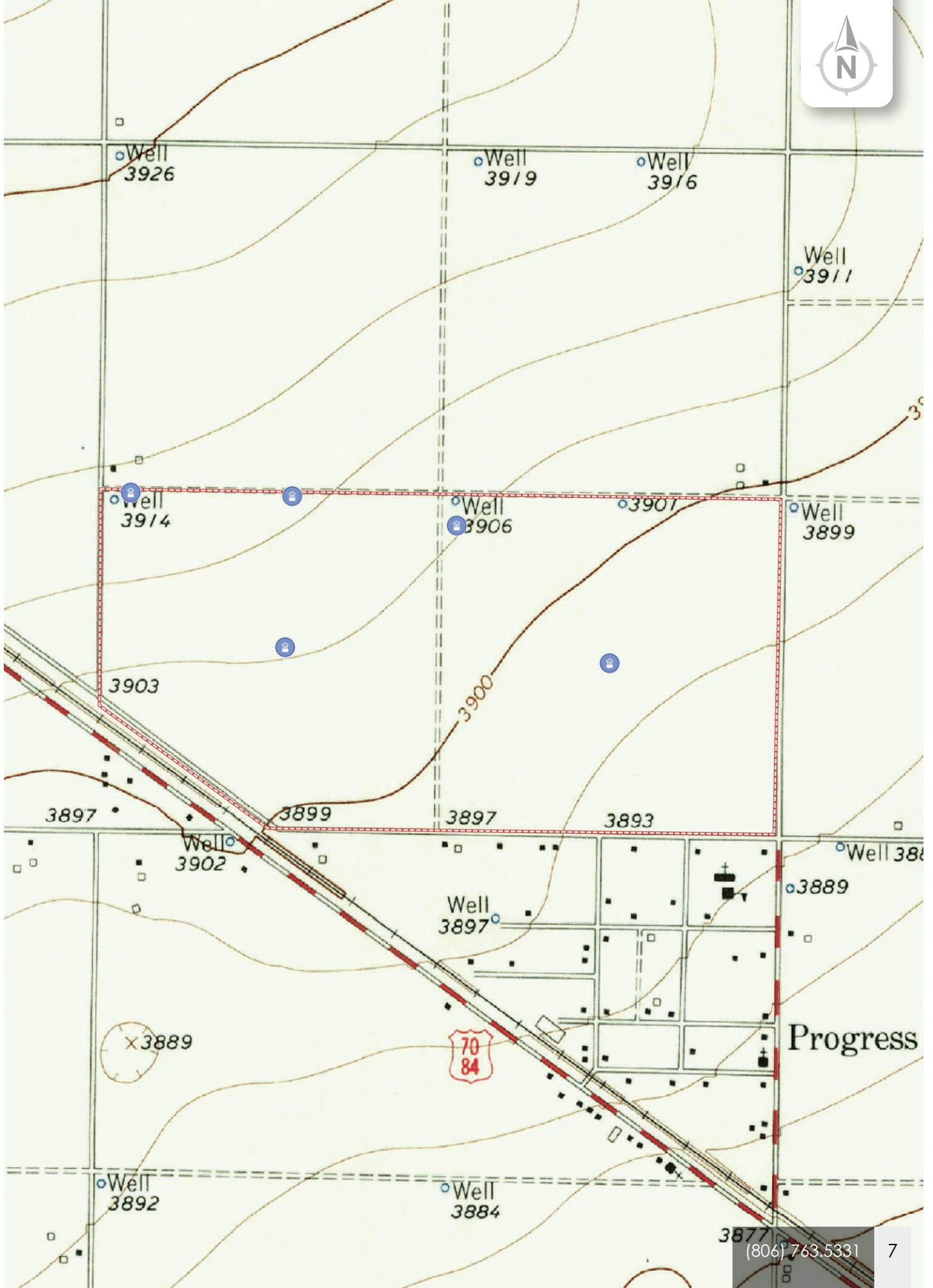


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34.2908, -102.8186



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## Rusty Lawson

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YouTube

