



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



82± Acres Hockley County

ROPESVILLE, TX

\$790,000 (\$9,634/ACRE)

We are pleased to present the exclusive listing of this 82± acre property with three homes in Hockley County, just outside Ropesville, Texas. This property is primed for development, and has many possibilities.

82± Acres Hockley County | Ropesville, TX

Location: Situated just North of Ropesville, the property is located just off HWY 82-62, with Parot Road running along its eastern border going North and South, and Steer Road bordering the northern side, running East and West. Wolfforth is roughly 8 miles from the property, and Lubbock is just under 11 miles from it.

Purchase Options: The sellers are willing to sell the property as a whole, or subdivide it. Please contact the listing agent for more information regarding purchase options.

Land: Around 94% of the property is Amarillo fine sandy loam. Slopes range from 0-3%. The rest is comprised of Portales loam, with 0-1% slopes on this portion. Overall, the tract is generally flat with good soil types on it.

Water: There are three irrigation wells on the property, with a combined of around 50 GPM, per the seller. There is an additional domestic well, which supplies water to the houses.

Improvements: The property features 24 acres on drip irrigation. There are also three homes on the property zoned for Ropesville ISD. The main house is 1,225 total square feet. The second house is 760 square feet. These two properties share a septic system which is 5-6 years old, per the seller. And the third residence is 860 square feet with its own separate septic system. All of the homes have central heating and air conditioning and are zoned for Ropesville ISD.

Farming: As mentioned previously, around half the farm is in drip irrigation. The other half has been farmed as dryland.

Minerals: The sellers will not be conveying any mineral rights.

Price: This property is being offered at \$790,000, or \$9,634/acre. The sellers are willing to sell the property as a whole, or subdivide it. Please contact the listing agent for more information regarding purchase options.

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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