



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



151.4± Acres Scurry County

SNYDER, TX

\$227,098 (\$1,499/ACRE)

We are pleased to present the exclusive listing of this 151.4± acre tract in Scurry County, just outside the town of Snyder. With frontage on HWY 180, and good access on multiple points of the property, this tract has a plethora of various potential uses and is sure to move quickly.

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Location: Situated just outside city limits, the property has access via S FM 1611 running North and South along the western border, as well as W HWY 180 going East and West along the southern border.

Land: The soil is primarily (51%, or roughly 80 acres) composed of Sagerton clay loam, with 1-3% slopes. Snyder loam is the second most prevalent soil type, covering around 69 acres (around 45%) of the land, with 1-3% slopes. For a full soils report, please contact the listing agent.

Water: While the sellers are not aware of any wells currently on the property, public records show wells in the surrounding area to range anywhere from typically 180-200 ft deep, with water reported in the 50-90 GPM range. There have also been some wells recorded around 345-400 ft deep. The buyer is encouraged to do their own due diligence regarding this matter.

Improvements: There are no improvements on the property at this time.

Minerals: The sellers do not own any mineral rights.

Price: This property is being offered for \$227,098, or \$1,499/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.

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