

King Farm

309.7± acres | \$433,580 | Brownfield, Texas | Terry County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

King Farm

We are proud to have obtained the exclusive listing on a productive farm located in the north-central portion of Terry County.

Size

According to the Terry County Appraisal District, this property contains a total of 309.7 acres, more or less.

Location • Access

The King Farm is located in the north-central portion of Terry County, Texas, being approximately 6 miles north of Brownfield and approximately 1 mile south of the small community of Needmore.

Access is excellent, being by US Hwy 385 on the west for approximately 1 mile, graded CR 250 on the north and graded CR 260 on the south.



Legal Description

That portion lying east of US Hwy 385 of the West-half (W/2) of Section 42, Block 4X, Abstract 503, E.L. & R.R. RR. Co. Survey, Terry County, Texas.

General Description

The King Farm is a productive dryland farm; however, irrigated farmland is prevalent throughout this area. At one time, a center pivot irrigation system was located on the south-half of this property. It has been at least 20 years since this farm has been irrigated.

The terrain varies from nearly level to gently sloping. Lost Draw meanders through the central portion of this property, causing the majority of the property to slope gently to this draw. The primary soil is Amarillo fine sandy loam, 0-1% slopes, which is one of the most productive soils in the county. There are some less desirable soils located in the draw.

Two large double pole transmission lines run through the north-half of the farm, entering the northeast side and exiting the west-central side. One of the lines turns south and runs along the west side of this farm. An electrical substation is located on the adjoining property to the west.

Overall, the King Farm is considered to be in a good state of cultivation.



FSA Office Information

Farm #378

Farmland Acres: 305.51

Cropland Acres: 305.51

DCP Crop Data: 304.2 base acres of Seed Cotton with a PLC Yield of 754 lbs.

Improvements

There are no improvements on this tract.

Water

Multiple old irrigation wells are located throughout the property that have not been operable in many years. A cement water storage reservoir is located in the center of the south-half of this farm.



Price

\$1,400 per acre • \$433,580

Taxes

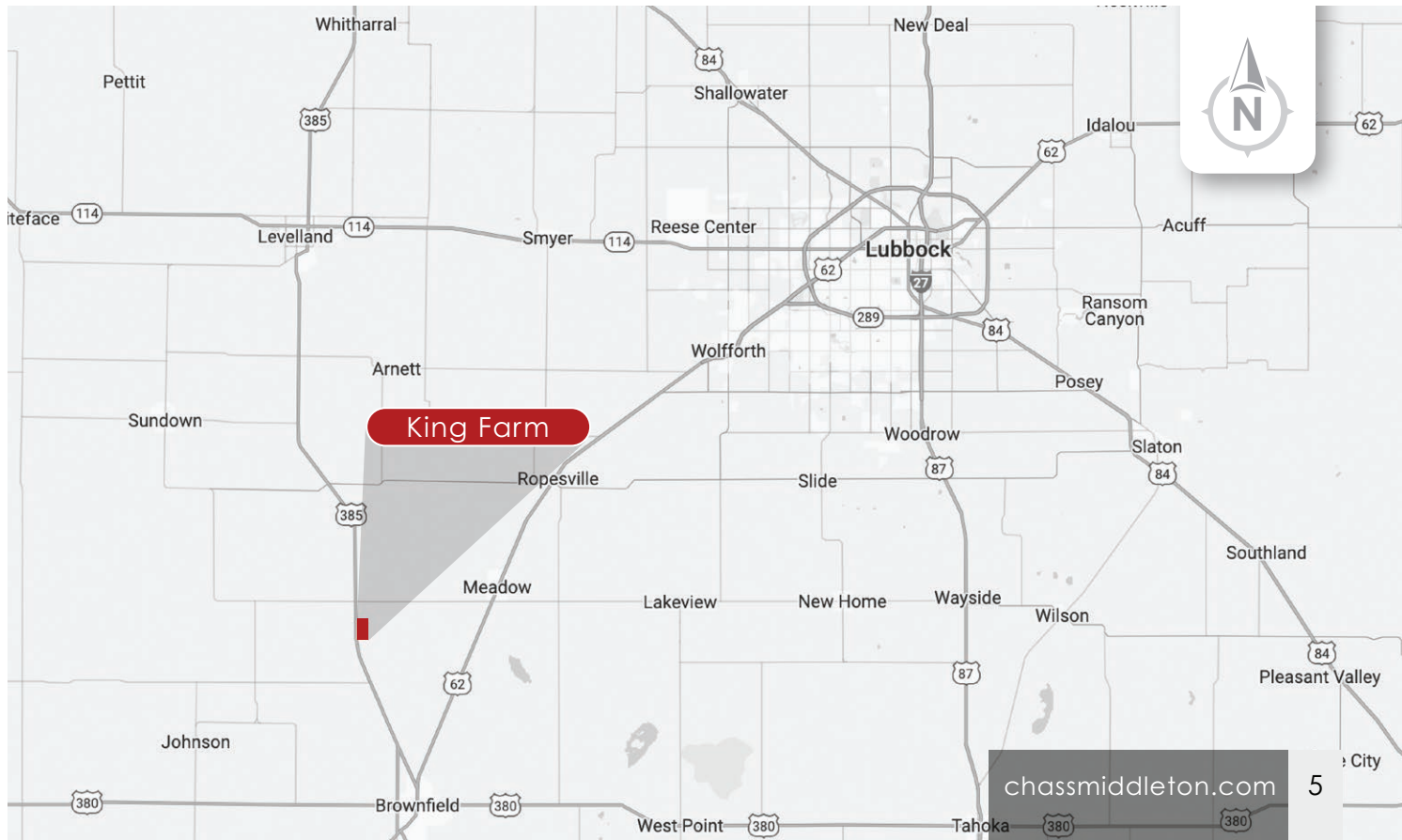
+/- \$200

Minerals • Wind Energy

Seller will retain 100% of the minerals owned by Seller and 50% any royalties produced from the wind energy.

Remarks

If you are in the market for a productive dryland farm in Terry County with some possible potential for irrigation, please call Rusty Lawson at (806) 778-2826 for additional information.





NW 385
US HWY 385
US HWY 385



385
385

COUNTY RD 260 COUNTY RD 260 COUNTY RD 260 COUNTY RD 260 COUNTY RD 260

33.3052, -102.3222

385

385



385

3400

3378

3400

3375

Radio Tower

Substa

3382

3395

3369

3375



3389

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YouTube

