



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



577± Acres Lubbock County

IDALOU, TX

\$3,750,500 (\$6,500/ACRE)

We are pleased to present the exclusive listing of 577± acre farm in Lubbock County, Texas. This property is located on County Rd 5700 on the southern side and County Rd 5500 on the northern side in Idalou, Texas and is a prime location for farming opportunities or future development projects.

577± Acres Lubbock County | Idalou, TX



Location: The property is approximately 6 miles and roughly an 8 minute drive from Idalou, Texas and a 17 mile or approximately a 20 minute drive from downtown Lubbock, per our mapping resources.

Soil: The property is made up of approximately 63.83% Pullman Clay Loam with 0-1% slope on the northern and southern sides of the tract, as well as 10.25% Zita Loam with 0-1% slope in the central portion of the farm.

Water: The property has 3 irrigation wells at approximately 900 GPM (Combined).

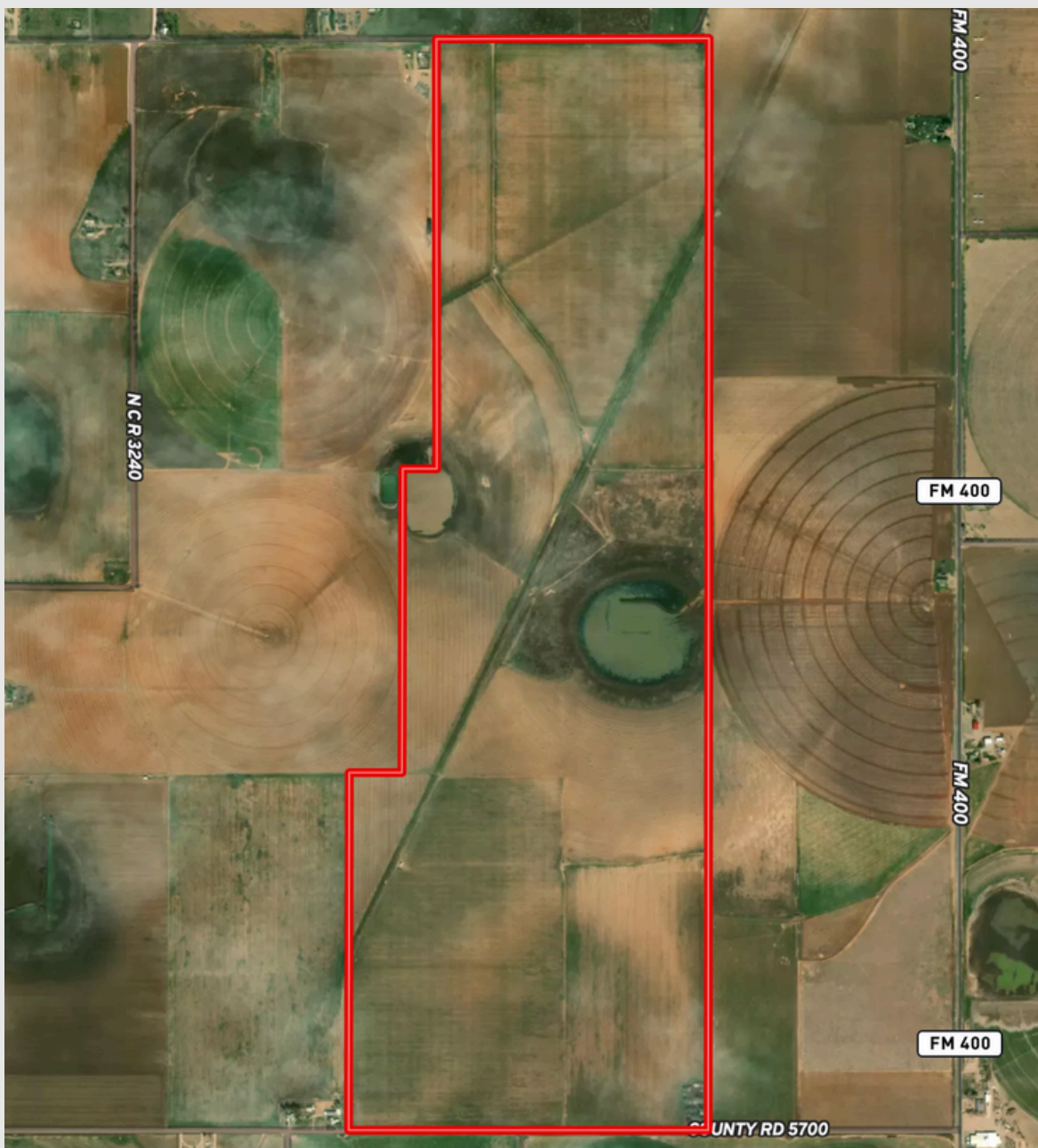
Improvements: The property includes 370 acres of drip irrigation (40" spacing) with roughly 3 GPM per acre. The farm also includes a decommissioned railroad that has now been converted into a raised gravel road, allowing for easy access throughout the center of the farm.

Minerals: The sellers do not have any mineral ownership on the property.

Price: The farm is being offered at \$3,750,500 or \$6,500/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.

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