



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## 94.2± Acres Garza County

JUSTICEBURG, TX  
\$575,000 (\$6,104/ACRE)

We are pleased to present the unique opportunity to own 94.2+/- acres with homestead potential in Garza County, Texas. This property has an abundance to offer its new owner, with room to run cows, hunt, and homestead, as well as many other opportunities in years to come. Situated near the ever popular Lake Alan Henry, this property allows for all the best the country has to offer. Few homesteads can boast the combination of convenience and adventure this property has to offer, with the lake, the deer blind, or simply a West Texas sunset all at your fingertips.

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**Location:** Situated on County Road 355, the front gate shares access via the same road with the primary dock turnoff for the lake (Sam Wahl Recreation Area), making lake days easy and convenient at all times. Sitting right at an hour (64 miles) from Lubbock, an hour and forty five minutes from Abilene (115 miles), this gem tucked just off HWY 84 is ideally located for either a primary or recreational residence. The property is also situated roughly one mile from the North Ridge Drive development, yielding it other developmental opportunities in the future.

**Land:** The majority of the land (86%) is made up of Olton clay loam. Vernon clay loam and Miles fine sandy loam can be found in small quantities as well. The property is generally flat, with slopes ranging from 1-3% in most areas, and as much as a 5% slope found in some small areas. For a full soils report, please reach out to the listing agent.

**Water:** In terms of water, there is an electric well on the property with a pump, as well as storage tank. Additionally, there is a large earthen water tank with a dock just East of the house, providing a spot for swimming or fishing without leaving the grounds.

**Improvements:** The property features a 3 bedroom, 3 bathroom home, as well as a 30x30 barn. The house is unfinished, giving its new owners the ability to still customize certain aspects, but is equipped with a new roof and wrap-around porch, perfect for watching the sun rise and set, as well as 360 degree vision around the property. There is also a container on the property for additional storage.

**Hunting:** The property has three food plots for various game animals. Hunting opportunities on the property include white tail deer, turkeys, dove, and other varmints.

**Minerals:** The mineral ownership on the property is unknown.

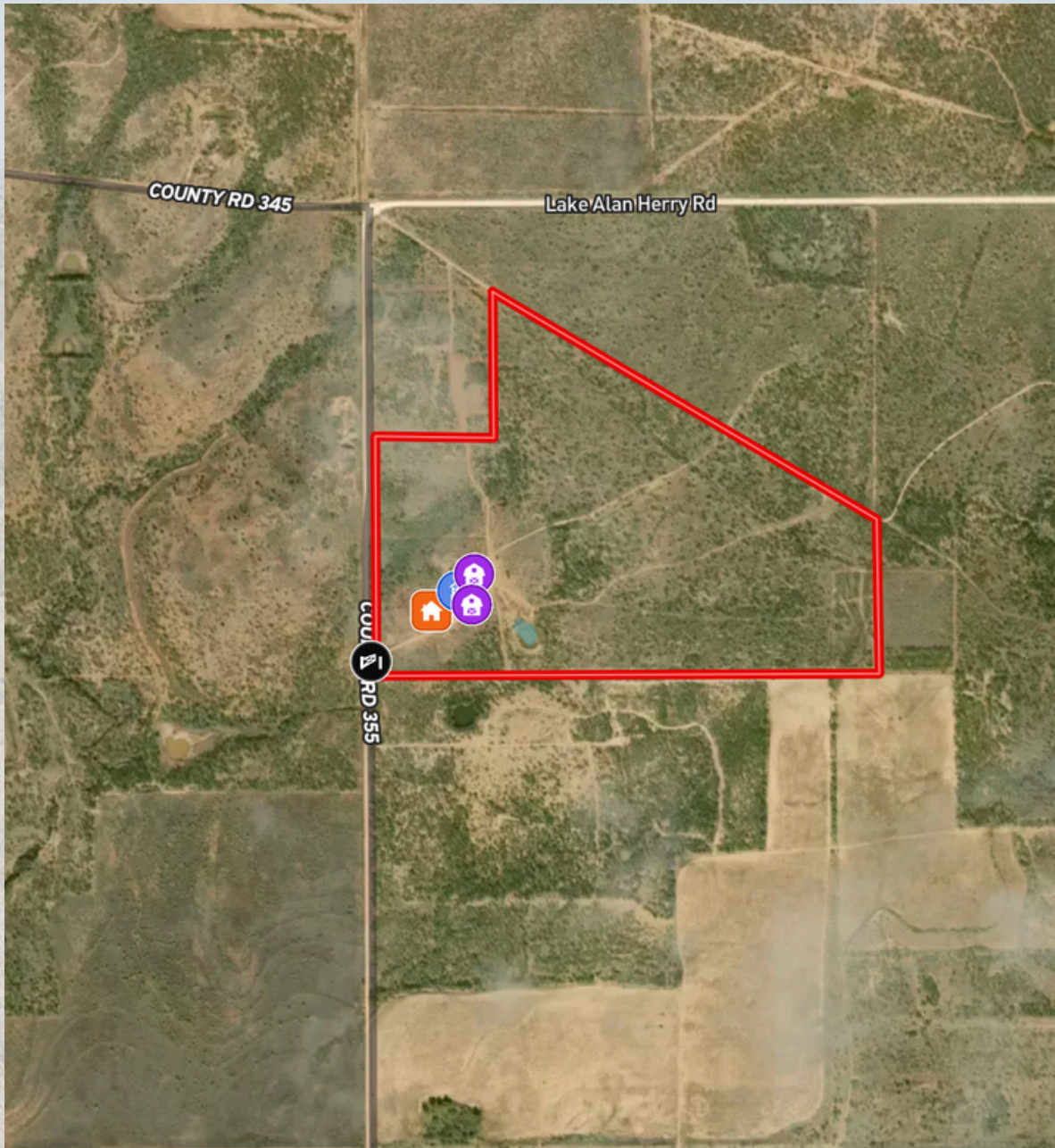
**Price:** This property is listed at \$575,000, or roughly \$6,104/acre.

**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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**Presented By:**

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