



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



*Just Listed:*

## THE FINCH FARM & RANCH

781± ACRES - NOLAN COUNTY

TOTAL ASKING PRICE: \$2,124,100.00

We are pleased to present the exclusive listing of the “The Finch Farm & Ranch”. Below you will find a thorough list of the details on each farm, along with what will convey with the sale. Please let us know if you have any questions, and we look forward to visiting with you about this opportunity.

Below you will find the details of each tract, sorted according to the name.



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## 601± Acres in Nolan County

ASKING PRICE: \$1,604,500.00

We are pleased to present the exclusive listing of this 594± acre property in Nolan County. With incredible amenities and wonderful topography, this property is a unique combination of cultivated land, good hunting ground, and a place to call home.

Located just East of HWY 70, this property is roughly 15 miles outside of Sweetwater, 55 miles from Abilene, and 137 miles from Lubbock. SH 153 runs through the heart of the property, granting easy access from any angle. County Road access provides more access points, with CR 234 running North and South along the western border, CR 231 along the eastern edge, and CR 179 stretches across the southern boundary.

# 601± Acres | Nolan County



## Home Place

- 129± Acres
- Main House - 2 Bed, 2 Bath
- Guest House - 4 Bed, 2 Bath
- Barn
- Workshop with Garage
- Painted Pickleball Court in the Barn with Removable Net
- 2 Water Wells
- 1 Wind Turbine

## Eidson

- 160± acres of Great Hunting Ground
- 1 Water Well
- Electricity

## Westfield

- 131± Acres Dryland Farm

## Eastfield Pond

- 29± Acres with Pond
- Water Well
- Electricity

## Oakley Roberts

- 152± Acres
- 1 Wind Turbine Conveys
- Dryland Farm
- 44± Acres of Grass
- 1 Water Well
- Electricity

# 601± Acres | Nolan County - Home Place



**Land:** The land consists of a number of various soil types. Tobosa clay with 0-1% slopes covers around 28% of the land, Kavett clay (1-3% slope) comprises roughly 24%, and Valera silty clay (0-3% slopes) makes up just under 14% of the ground. For a full soils report, please contact the listing agent.

**Water:** There are a total of five water wells, one of which is powered via a wind turbine. An additional pond is present on the “Eastfield” tract.

**Improvements:** The property has an array of various improvements. The “Home Place” tract has two houses on it. The main house is a 2 bed, 2 bathroom house, and also features a 4 bedroom, 2 bath guest house. This tract also includes a barn, a workshop with a garage, a pickleball court, and a 1997 model F-150 pickup and bumper pull trailer that will convey with an acceptable offer. The Home Place is fully fenced, and fencing can be found throughout various parts of the different tracts.

**Wind:** The sellers receive roughly \$7,000 / year via wind energy royalties. The sellers will convey all wind rights and wind royalties with an acceptable offer. For more information on this, please contact the listing agent.

**Hunting/Farming/Government Programs:** There are various hunting opportunities on the property, including deer, hogs, turkey, quail, dove, and other varmints. The cultivation on the property is being farmed by a tenant, who would be willing to continue should the new owner so choose.

**Minerals:** All mineral ownership currently held will be retained by the seller.

**Price:** The full 601± acres is being offered at \$1,604,500, or \$2,670/acre. These tracts can be purchased together or divided and purchased individually. There are two additional tracts of land that can also be purchased with the 601±, or via a separate transaction. Please contact the listing agent for a full breakdown of pricing and acreage options.

# 601± Acres | Nolan County - Main House



# 601± Acres | Nolan County - Guest House



# Eidson



- 160± Acres
- Great Hunting Ground
- 1 Water Well
- Electricity
- Roughly 30% of ground consist of Kavett clay
- Roughly 20% of the ground consist of Tobosa Clay
- Roughly 18% of the ground consist of Valera Clay

# Westfield



- 131± Acres
- Dryland farm
- Roughly 50% of the ground consist of Tobosa Clay
- Roughly 18% of the ground consist of Valera silty clay
- Roughly 16% of the ground consist of Valera silty clay



# Oakley Roberts



- 152± Acres
- 1 Wind Turbine Conveys
- Dryland Farm
- 44± Acres of Grass
- 1 Water Well
- Electricity
- Roughly 40 % of the ground consists of Tobasa clay
- Roughly 20% of the ground consists of Roscoe clay
- Roughly 20% of the ground consists of Hermleigh clay
- Roughly 10% of the ground consists of Kavett Clay

# Eastfield Pond



- 29± Acres with Pond
- 1 Water Well
- Electricity
- Roughly 52% of the ground consist of Kavett Clay
- Roughly 25% of the ground consist of Oplin gravelly clay
- roughly 12% of the ground consist of Mereta clay loam



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## Bradburry

120± ACRES, NOLAN COUNTY

ASKING PRICE: \$351,600

We are pleased to have obtained this 120± acre cultivated and recreationally ready property outside Sweetwater in Nolan County, Texas. The majority of the property has been used as a dryland farm but there are also parts on it that can be used recreationally. This tract can be purchased together or separately with the other properties listed by the TX Real Estate Group in Nolan County.

# 120± Acres | Nolan County



**Location:** This property sits just less than 20 minutes from Sweetwater, under an hour from Abilene, and roughly two hours from Lubbock, Texas. County Road 173 borders the property on the North side of the property running East and West.



# 120± Acres | Nolan County



**Land:** Roughly 98.27 acres of this tract are in cultivation. Around 21.73 acres are not currently being farmed. Some 62% or so of the land is Tobosa clay, with slopes ranging from 0-3%. Valera silty clay is also prevalent, covering around 20 acres (17.23%) with 0-1 slopes. Oplin gravelly clay, Kavett clay, Hermleigh clay, and other various soil types can also be found. Please contact the listing agent for a full soils report.

**Water:** There are no wells currently on the farm. Per public records, well depths in proximity to the farm range from 220-280ft.

**Wind:** There are three wind turbines on the property, all of which are producing. The seller will convey all wind rights and royalties to the new buyer with an acceptable offer. Per the seller, they receive roughly \$21,000 annually from wind royalties.

**Farming:** The cultivated portion of the farm is being managed by a tenant on a 75/25% crop share. The tenant would be willing to potentially continue to farm the property in the future.

**Hunting:** There are various hunting opportunities in the area, including deer, hogs, turkey, quail, dove, and other varmints.

**Minerals:** All mineral rights currently held will be retained by the seller.

**Price:** This property is being offered at \$351,600, or \$2,930/acre. Additional acreage is also available. Please contact listing agent for more details and pricing options.



# TX Real Estate Group Farm & Ranch Division

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## Nolan County 60± Acres

ASKING PRICE: \$168,000

We are pleased to have obtained this 60± acre hunting and recreational tract located just outside Sweetwater in Nolan County, Texas.

The topography on the property is ideal for hunting, and there are trails that go throughout. The tract as a whole is also easy to navigate. Burson-Quinlan association (hilly) covers almost 70% of the property. Quinlan loam can be found on around 26% of the tract, and Woodward and Paducah loams can also be found in some areas.

# 60± Acres | Nolan County



**Location:** Location is a key factor in any property, and this tract is situated perfectly. With access on HWY 70, its new owners can easily get on and off the property quickly and efficiently. Just a few miles South of Sweetwater, 45 minutes from Abilene, and under two hours from Lubbock. This country getaway boasts both convenience and seclusion all at the same time.



## 60± Acres | Nolan County



**Water:** Water can be obtained on the property via Bitter Creek Water Supply.

**Improvements:** The property is fully fenced, and will also include a blind on a trailer that will convey with the sale.

**Hunting:** There are various hunting opportunities on the property, including deer, hogs, turkey, quail, dove, and other varmints.

**Minerals:** All mineral interests presently owned will be retained by the seller.

**Price:** This property is being offered at \$168,000, or \$2,800/acre.



# 781± Acres | Nolan County



**Presented By:**  
**Tommy Kingston, Listing Agent**

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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.



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH -INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date