



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



Price Reduced

40± Acres Bailey County

MAPLE, TX

NOW LISTED AT **\$44,900 (\$1,122.5/ACRE)**

We are pleased to present the exclusive listing of this 40± acre tract in Bailey County. This tract is a wonderful opportunity for either a place to run cows or hunt on, or to potentially build a home on.

40± Acres Bailey County | Maple, TX

Location:

Located just southwest of Maple, this tract has county road access on the eastern boundary via County Road 95, and is just South of County Road 1326.

Land:

The land is made up almost completely of Arvana fine sandy loam (96%), with the rest being Randall clay (4%). The land is generally flat, with 0-1% slopes going through most of it, and up to 3% slopes in some areas.

Water:

There is no water or wells currently on the property.

Improvements:

There are no improvements on the property at this time.

Minerals:

The owners are unsure of exactly what their mineral interests are, however, they are willing to convey whatever they own.

Price:

The tract is now being offered at \$44,900, or roughly \$1,122.50/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.

40± Acres Bailey County | Maple, TX



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