



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



320± Acres, Hale County

PLAINVIEW, TEXAS

\$640,000 (\$2,000/ACRE)

We are pleased to present the exclusive listing of this 320± acre irrigated farm in Hale County, Texas, just South of Edmonson.

320± Acres in Hale County | Plainview, TX

Location: The farm has access via county roads on three sides. County Road 50 runs East and West along the southern property line, Nix Road goes North and South on the West side, and County Road 0 borders the eastern boundary, running North and South. HWY 194 is less than a quarter mile away, and the farm sits roughly 11 miles from Plainview, and 5 miles from Edmonson.

Land: Pullman clay loam makes up around 344 of the acres (62%), with 0-1% slopes on this portion. Olton loam comprises just under 100 acres, and has slopes of 1-3%. Randall clay, Estacado loam, Masker loam, and others can also be found throughout. While much of the farm is generally flat/gently rolling, there is a playa lake in the northwest corner which covers just under 25 acres.

Water: Per the seller, there are five wells pumping a combined estimated 250 GPM. The owner owns the well equipment and pumps, all of which will convey with the sale.

Improvements: There are two mid 2000s model pivots on the farm. One is a Valley and one is a Zimmatic. Both pivots will convey with the sale. The West quarter is fenced and has troughs on it. These things belong to the tenant and will not be conveyed.

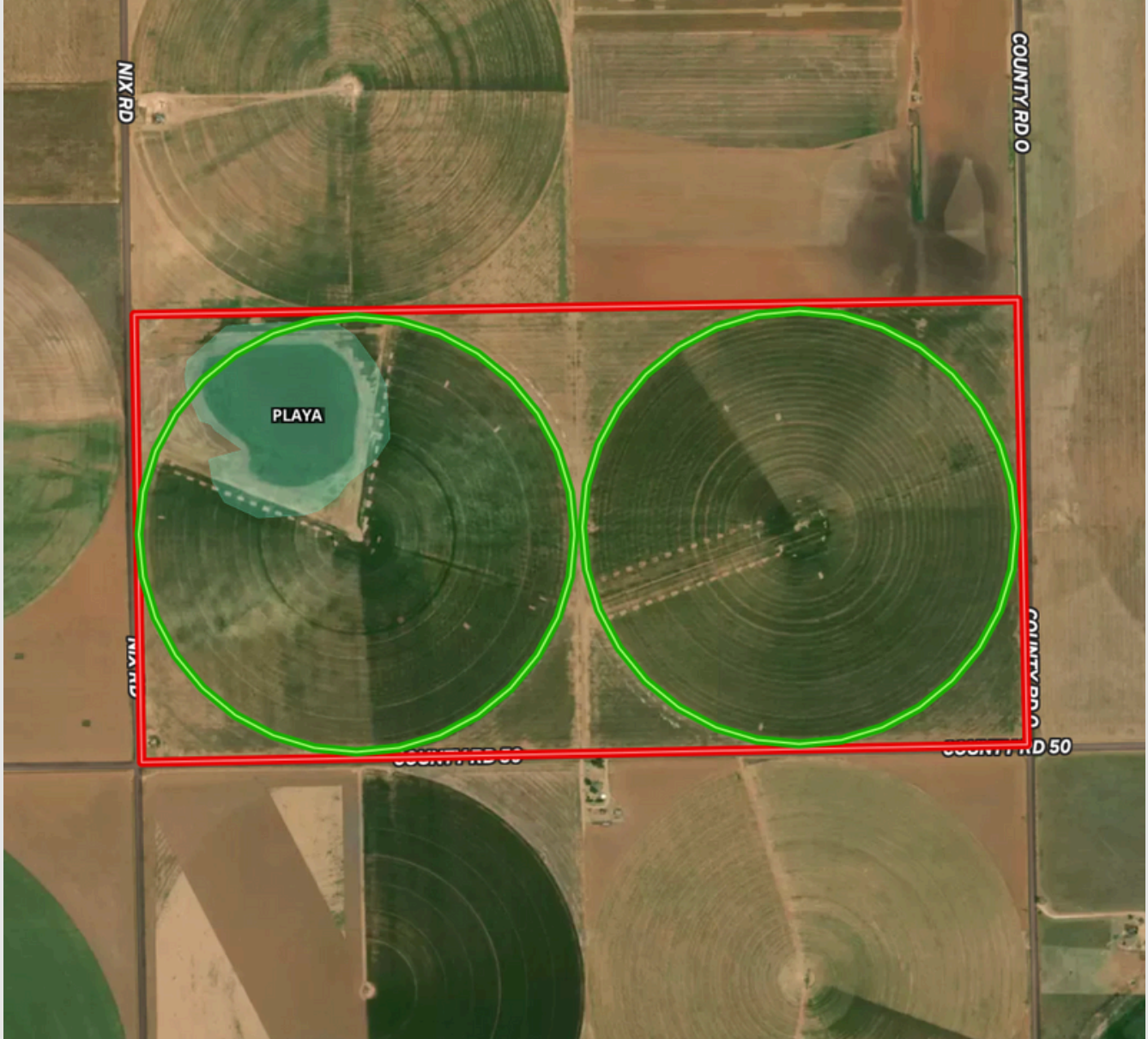
Farming: The farm is currently leased to a tenant on a cash lease.

Minerals: The sellers do not own any mineral rights to their knowledge.

Price: The farm is being offered at \$640,000, or \$2,000/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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