



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



160± Acres Lubbock County

SHALLOWATER, TX
\$320,000 (\$2,000/ACRE)

We are pleased to present the exclusive listing of this well-situated 160± acre tract just North of Shallowater in Lubbock County, Texas. This tract is ideally located for a variety of applications, and can be utilized as either a farming operation, long term investment hold, homestead site, or any combination of the above.

160± Acres Lubbock County | Shallowater, TX

Location: As mentioned above, this farm is located in Lubbock County, just 4 miles North of Shallowater (population 2,932), 11 miles from New Deal (population 735), 12 miles from Abernathy (2,814), and 18 miles from Lubbock (population 266,878). The proximity to these various towns make the farm an ideal location for a number of different purposes, both today and well into the future.

Land: Most of the tract has historically been in cultivation, however there are 13 or so acres near the northeast corner that have not been farmed and would be ideal for a homesite, or other various recreational applications. Of the 160 more or less acres, roughly 60% of the soil is Amarillo fine sandy loam (96+/- acres), with slopes ranging from 0-3%. Midessa fine sandy loam makes up around 23 acres (14%) of the ground, with slopes of 1-3%. Portales and Acuff loams can also be found on the farm. For a full soils report, please contact the listing agent.

Water: There are two irrigation wells on the property, however neither are operational, and they are believed to be dry. Per multiple public well records, depths in the area range from roughly 180-200 ft. A buyer could investigate these wells to find out if they could either be drilled deeper or revived in some way, or dig new ones for either agricultural or domestic application.

Improvements: Aside from the wells, there is an old barn on the South side near the property line. The barn is not currently in use.

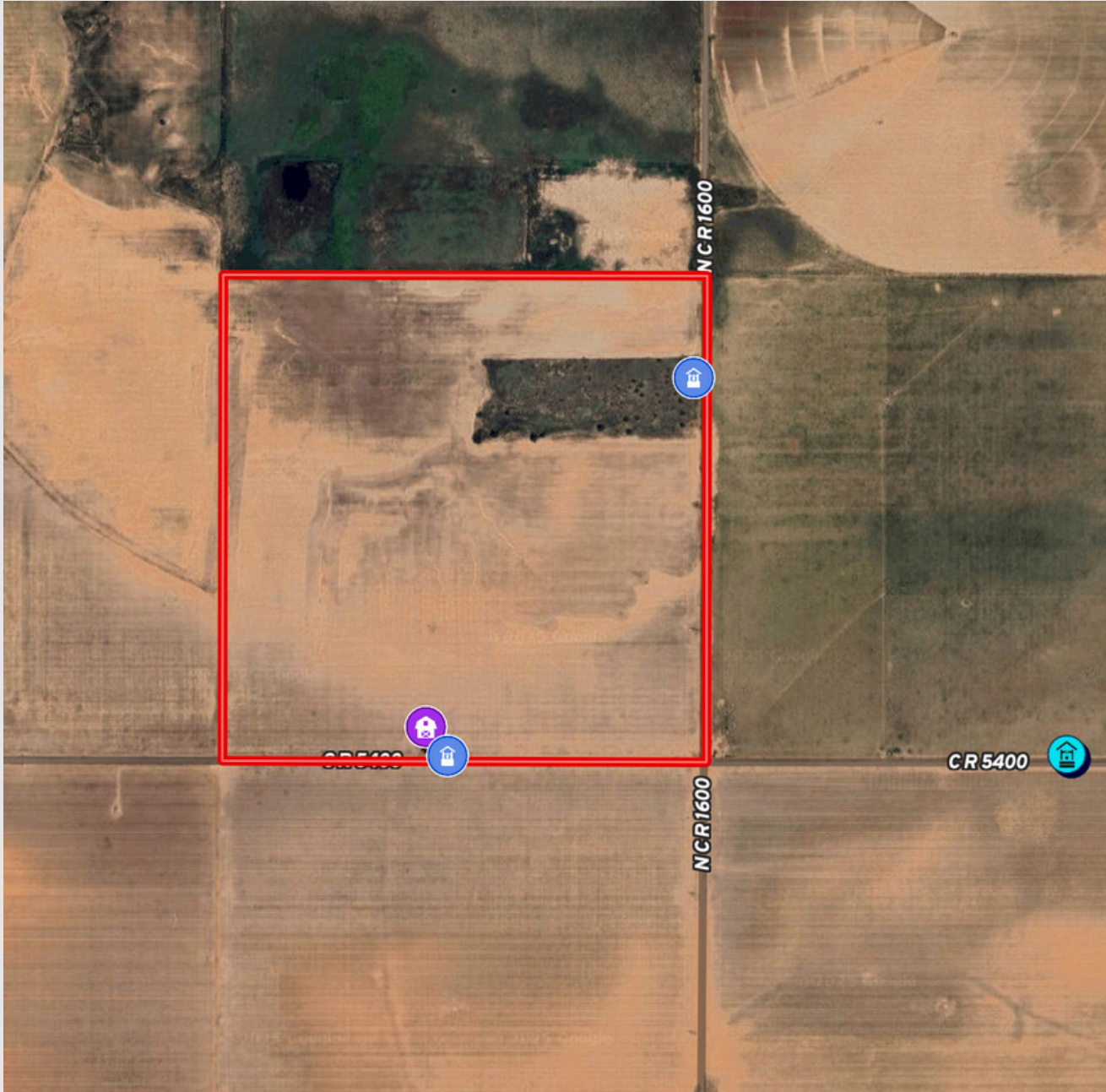
Farming: This tract has been farmed as dryland historically, and the sellers have stated that if a seller wished, the tenant would potentially be willing to continue farming the property into the future.

Minerals: The sellers intend on keeping their mineral rights on the property, but would consider conveying them with an acceptable offer.

Price: This farm is being offered for \$320,000, 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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Presented By:
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