



Clift Land Brokers

3430 I-40 West
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930 +/- Acre Dryland Farm in Bailey Co TX



- **Price:** \$870,000
- **Total Acres:** 931
- **Dryland Acres:** 921
- **Grass Acres:** 10
- **Taxes:** \$4,154
- **Mineral Rights:** 1/2 owned convey

This is a nice 930 +/- acre dryland farming operation in Bailey Co TX. There are four tracts all within close proximity. The property includes a nice headquarters with a 1996 28'x54' Solitaire Ready Built Home. The home is approximately 1,512 square feet with three bedrooms, two baths, a laundry room, and carports. The home has had a new air conditioner with in the last two years.

The headquarters also includes two 2,350 bushel seed bins, cake feed bins, a 40' x 80' hay barn, a horse barn, and a set of corrals. The headquarters is on pavement and is in the center of the property.

The property has 15 water wells. The current owner is a dryland farmer and has not explored any of the wells. He has placed stock water pumps in four of the existing wells. The property is

surrounded by irrigated farmland. Water is light in the area, but the existing wells could possibly be leased to a neighbor or developed back into irrigated production.

This is a very nice wheat, milo, canola, and cattle operation. It is in close proximity to many dairies, elevators, gins, and feedyards. The owner has maintained fertility and has had good production on the property. The tracts can be bought separately, but the seller will give attention to buyers interested in the whole property.

Listing Agent: Eric Turpen



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URL to Property: **<http://www.cliftlandbrokers.com/property/930-acre-dryland-farm-in-bailey-co-tx/>**

Bailey 34 Aerial

Legend

Subject_Property

Wells





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0 370740 1,480 Feet

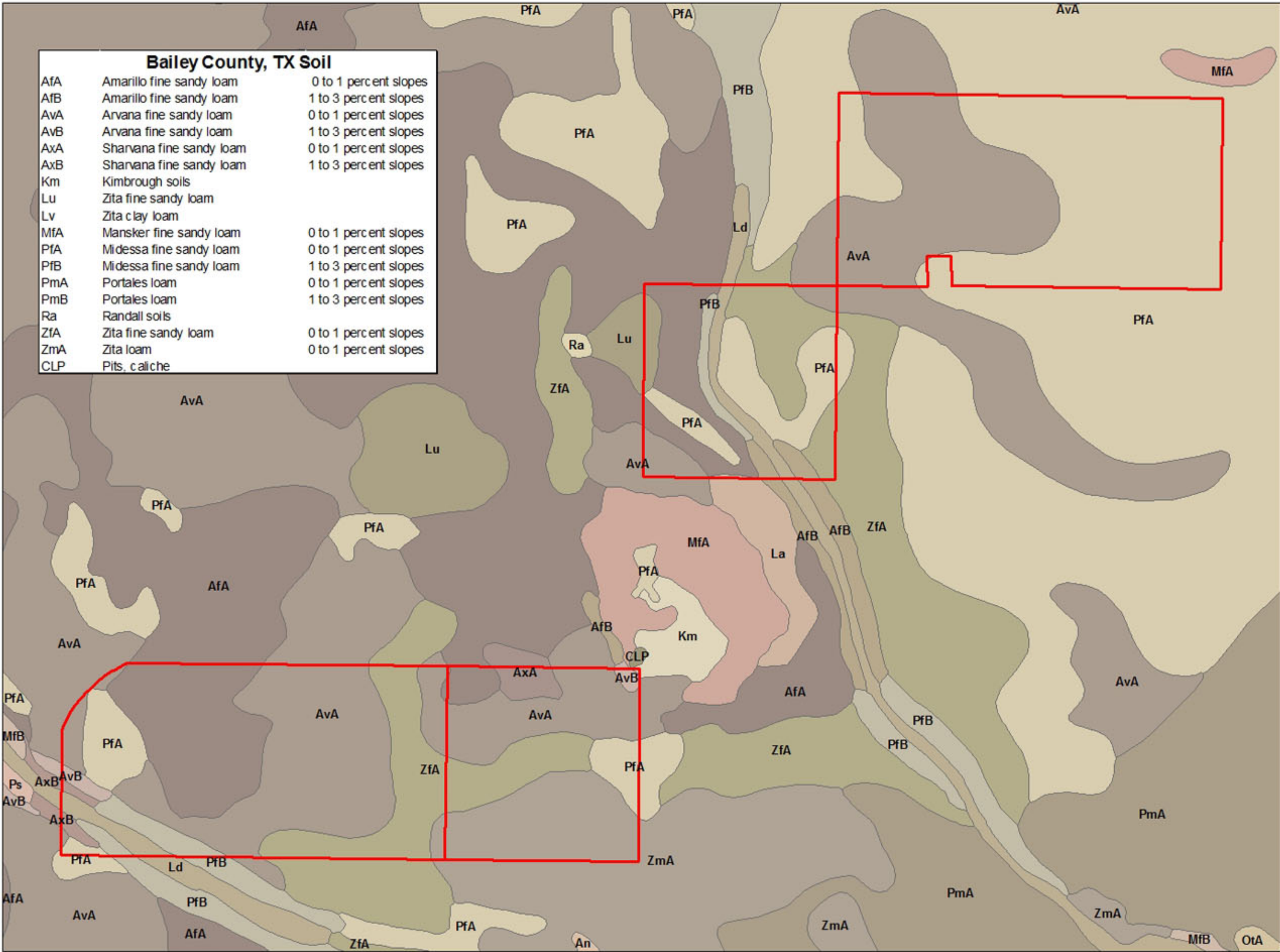
1 in = 0 miles

Bailey 34 Soils

Bailey County, TX Soil		
AfA	Amarillo fine sandy loam	0 to 1 percent slopes
AfB	Amarillo fine sandy loam	1 to 3 percent slopes
AvA	Arvana fine sandy loam	0 to 1 percent slopes
AvB	Arvana fine sandy loam	1 to 3 percent slopes
AxA	Sharvana fine sandy loam	0 to 1 percent slopes
AxB	Sharvana fine sandy loam	1 to 3 percent slopes
Km	Kimbrough soils	
Lu	Zita fine sandy loam	
Lv	Zita clay loam	
MfA	Mansker fine sandy loam	0 to 1 percent slopes
PfA	Midessa fine sandy loam	0 to 1 percent slopes
PfB	Midessa fine sandy loam	1 to 3 percent slopes
PmA	Portales loam	0 to 1 percent slopes
PmB	Portales loam	1 to 3 percent slopes
Ra	Randall soils	
ZfA	Zita fine sandy loam	0 to 1 percent slopes
ZmA	Zita loam	0 to 1 percent slopes
CLP	Pits, caliche	

Legend

Subject_Property





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0 370740 1,480 Feet



1 in = 0 miles

This topographic map depicts the Lariat Draw area, characterized by brown contour lines indicating elevation. A network of dashed lines represents property boundaries. Numerous wells are marked with small circles and labeled with numbers, including 3999, 3989, 3978, 3967, 3965, 3963, 3956, 3952, 3945, 3935, 3934, 3939, 3944, 3951, 3957, 3964, 3966, 3971, 3974, 3977, 3980, 3982, 3987, 3992, 3993, 4000, 4001, 4007, and 4011. Two red rectangular overlays highlight specific areas: a large rectangle in the upper right and a smaller one in the lower left. The map also shows a road labeled '1731' and a road labeled '3123'. The word 'Lariat' is written vertically, and 'Draw' is written horizontally in two locations.

☐ Subject_Property



1 in = 0 miles

Created By: Eric B. Turpen
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Bailey 34
Tract 1

Legend

Subject_Property

Wells





0 135270 540 Feet

1 in = 0 miles

Bailey 34
Tract 2

Legend

Subject_Property

Wells





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0 135270 540 Feet

1 in = 0 miles

Bailey 34
Tract 3

Legend

 Subject_Property

 Wells



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0 135270 540 Feet

1 in = 0 miles

Bailey 34
Tract 4

Legend

Subject_Property

Wells



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0 135270 540 Feet

1 in = 0 miles