

# Kent County, Texas Farm and Ranch

## 830 Acres, more or less



OFFERED EXCLUSIVELY BY:

*Chas. S. Middleton and Son*

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# Kent County, Texas Farm and Ranch

## 830 Acres, more or less



We are pleased to offer for sale this productive farm and ranch located west of Jayton. Approximately 425 acres of the property is currently in cultivation. The remainder, approximately 405 acres, is in native pasture.

Access to the property is provided by approximately one mile of paved frontage.

The property is generally level to slightly sloping. Soils are generally sandy throughout the property. Cover throughout the native pasture portion of the property is provided by a moderate canopy of mesquite. Native grasses are in good condition.

Portions of the cultivated land are irrigated, primarily by a Valley Pivot. This is an 8 tower pivot that irrigates approximately 120 acres. Additionally, a side roll sprinkler system can be used for further irrigation. The pivot and side roll are both included in the sale.

There are four water wells currently used on the property. There is a 10 horse pump, two 7 horse pumps and one 5 horse pump. All of the water wells are believed to be in working condition, and the pumps are included with the sale.





Overall, this is a good farm/ranch property that is ready to operate. Electricity is available on the property, and a set of livestock pens is centrally located.

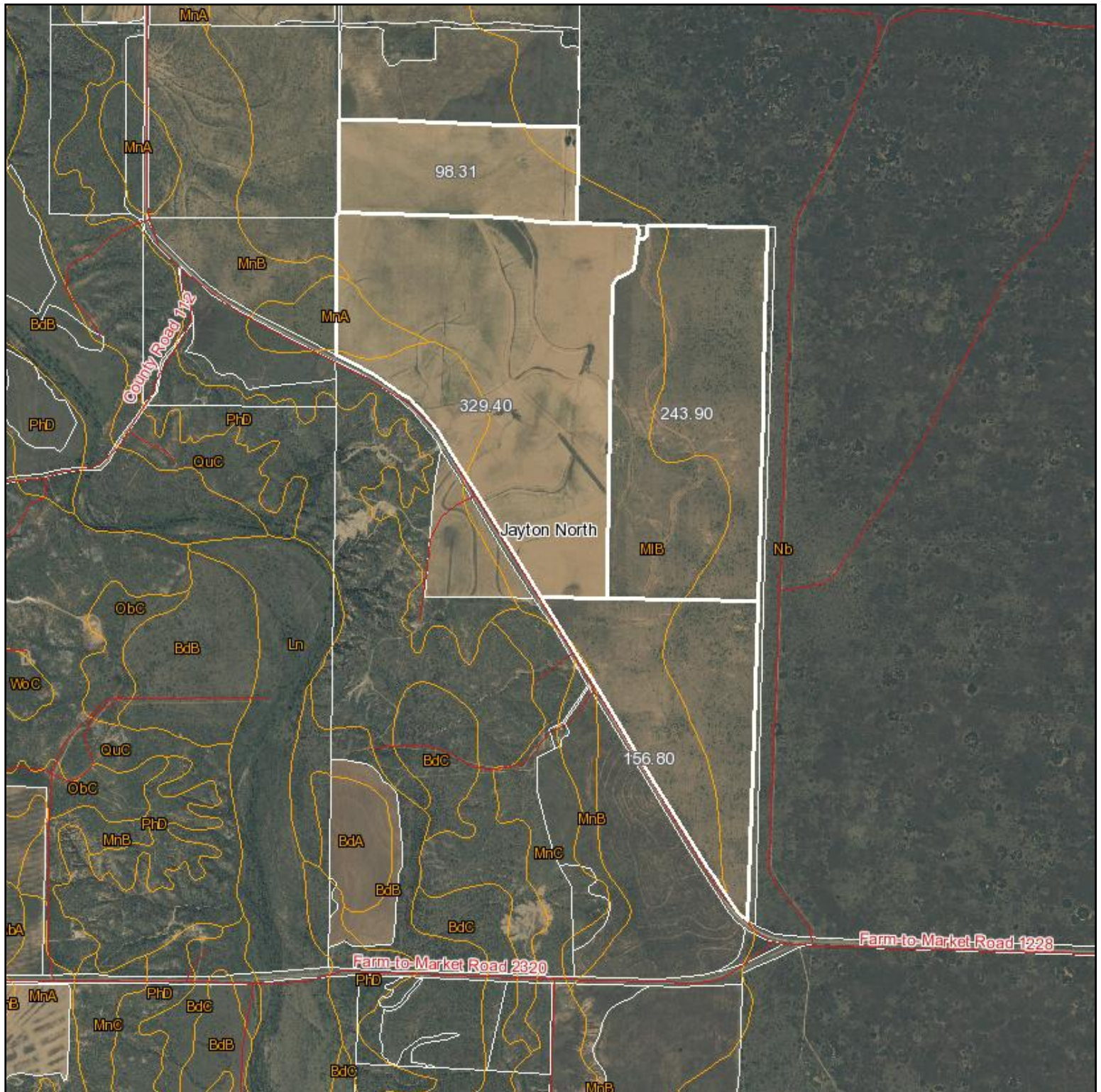
The property is priced at \$750.00 per acre with 100% of the wind energy rights intact. There are no minerals offered with the property.

For more information, please contact Charlie Middleton.





# Aerial Map



map center: 33° 17' 7.81, 100° 41' 18.06

scale: 26220

Maps provided by:



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**Kent County  
Texas**

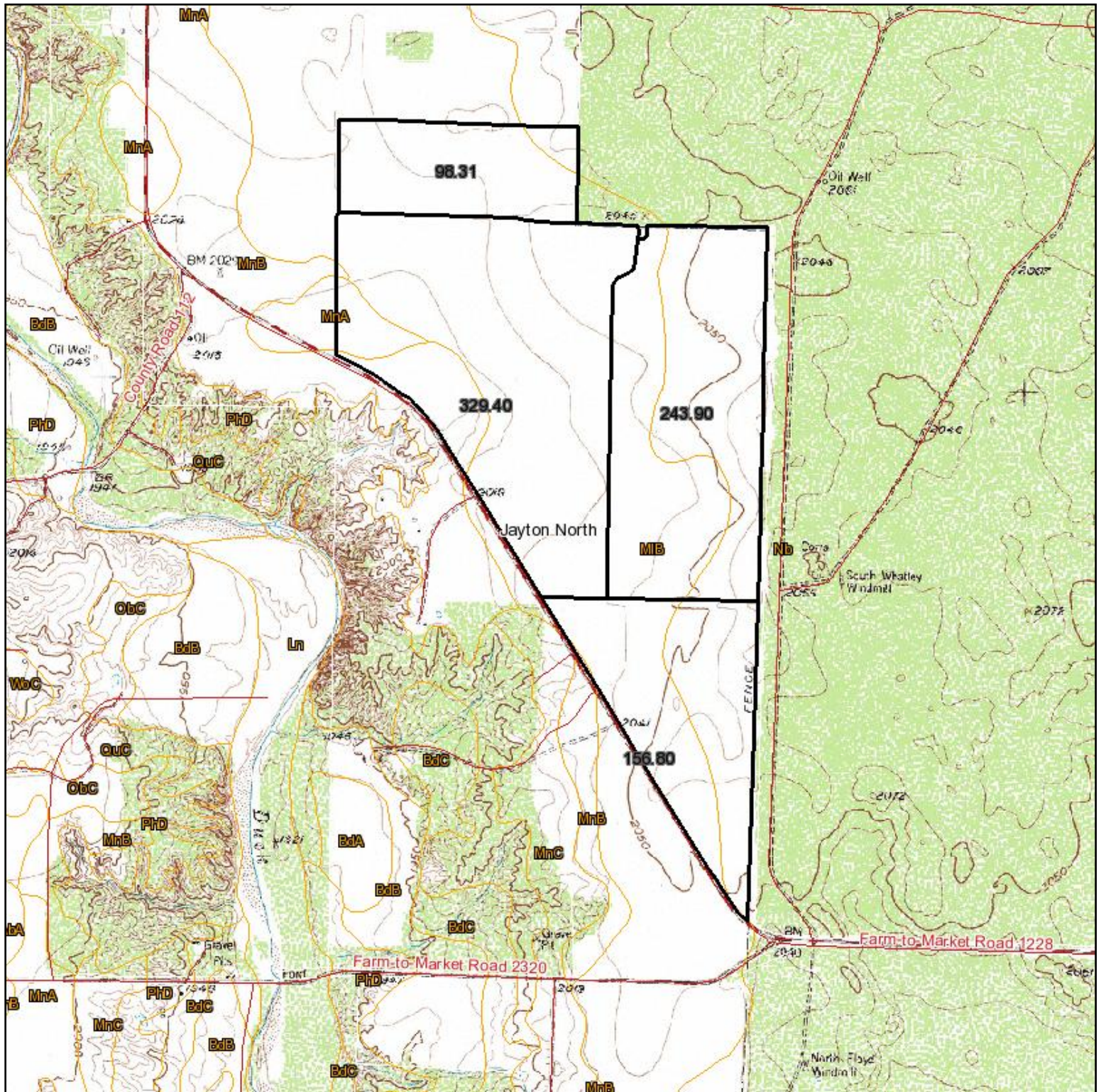


3/3/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



# Topography Map



map center: 33° 17' 7.81, 100° 41' 18.06

scale: 26220

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Kent County  
Texas



3/3/2011

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# KENT CO. FARM AND RANCH

830 ACRES +/-



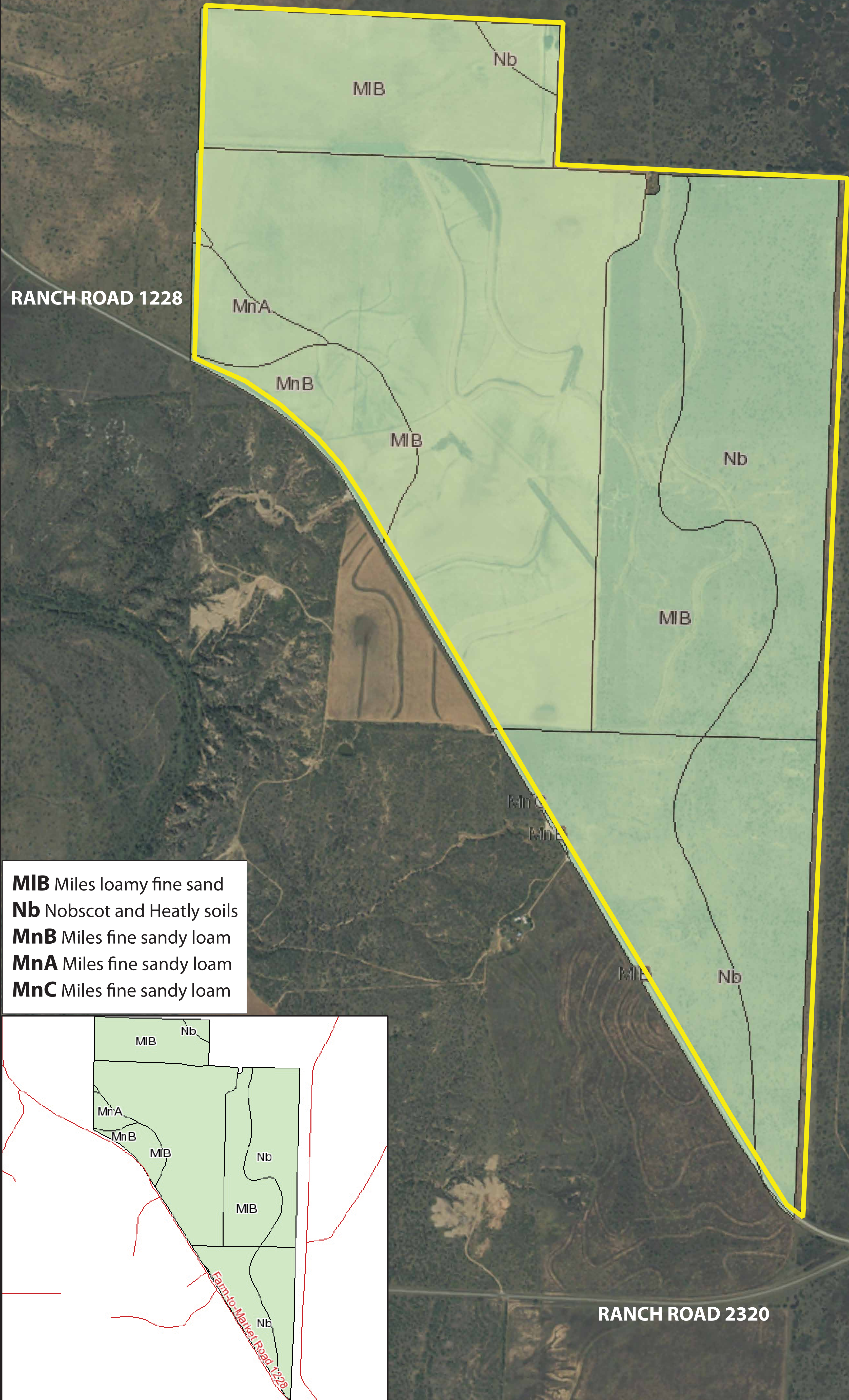
MAP PRODUCED BY

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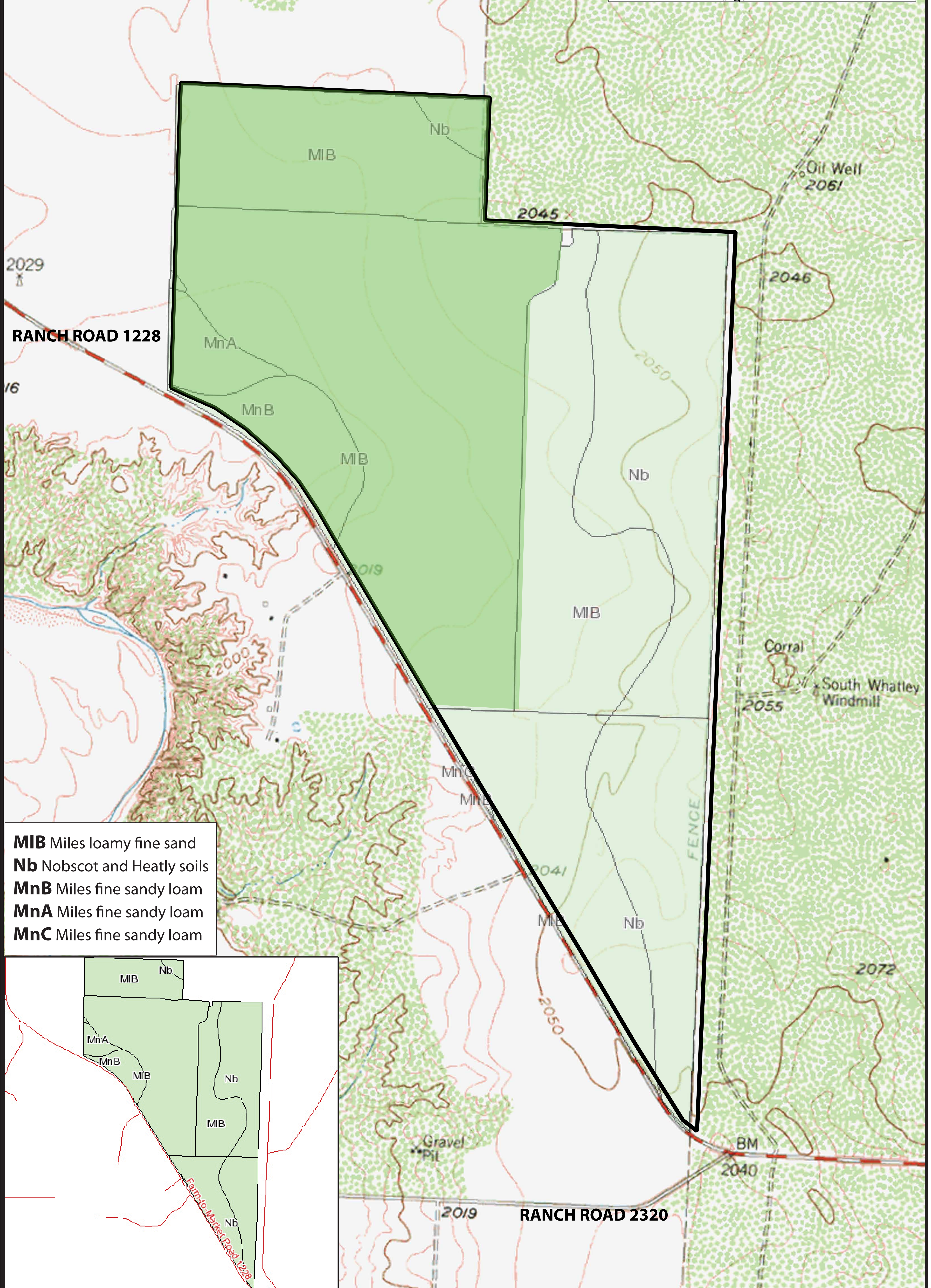
Farm and Ranch Sales Since 1920





# KENT CO. FARM AND RANCH

**830 ACRES +/-**

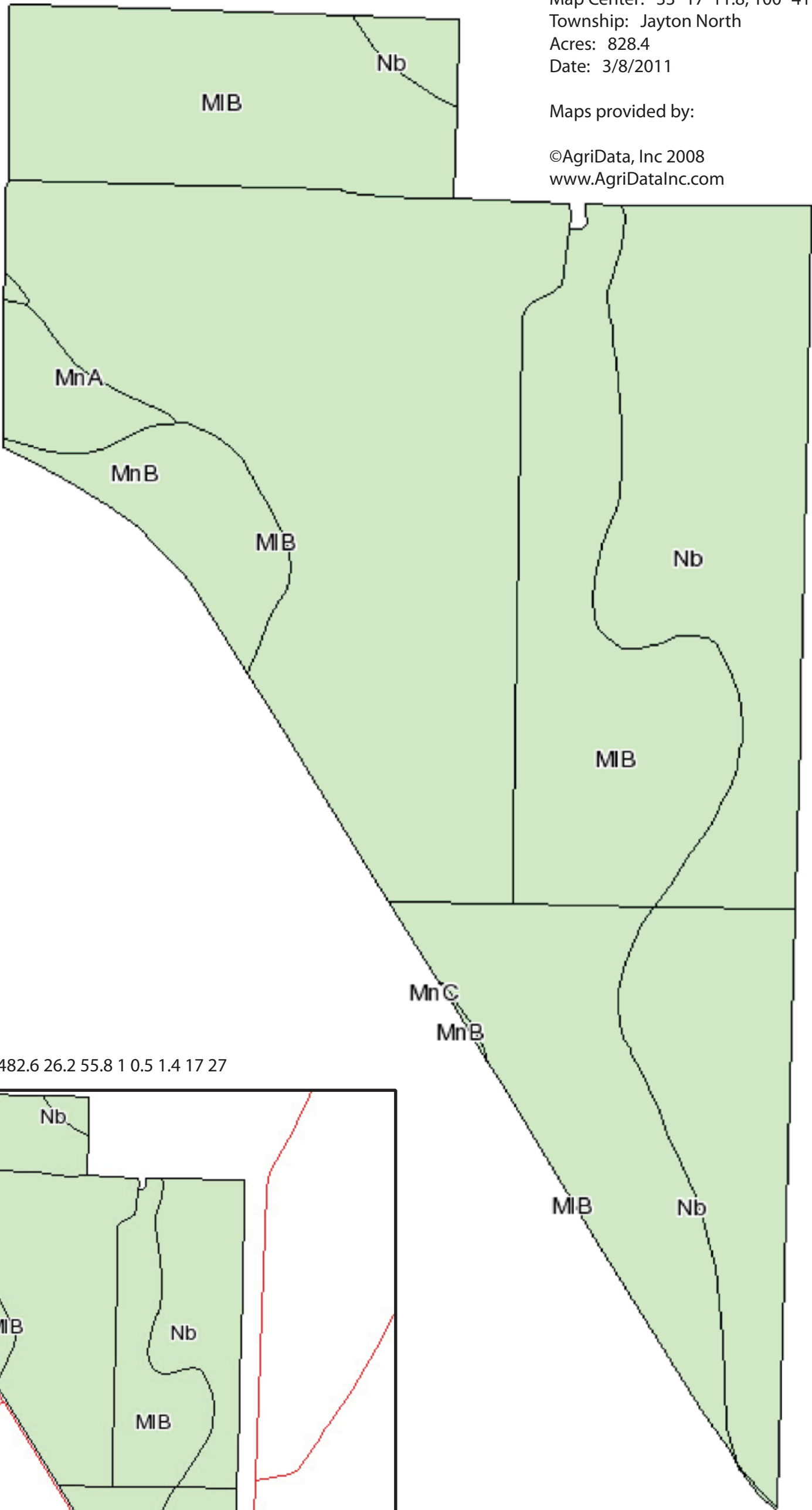




State: Texas  
County: Kent  
Map Center: 33° 17' 11.8, 100° 41' 18.67  
Township: Jayton North  
Acres: 828.4  
Date: 3/8/2011

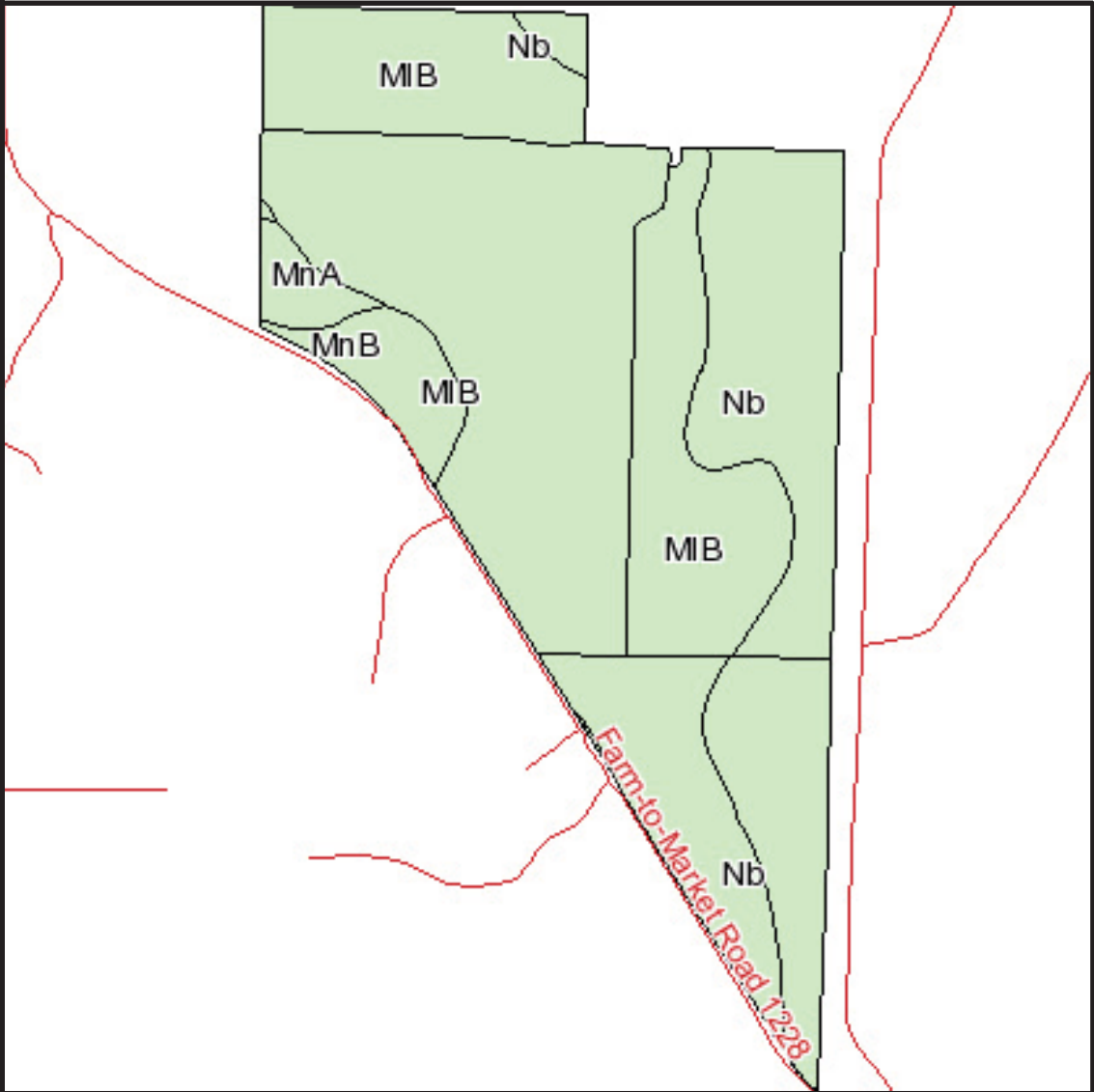
Maps provided by:

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**MIB** Miles loamy fine sand  
**Nb** Nobscot and Heatly soils  
**MnB** Miles fine sandy loam  
**MnA** Miles fine sandy loam  
**MnC** Miles fine sandy loam

Weighted Average 2.2 3.7 253.7 482.6 26.2 55.8 1 0.5 1.4 17 27



Soils MapFsa borders provided by the Farm Service Agency  
May 23, 2008.  
Soils data provided by USDA and NRCS.  
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