

PASCHALL PROPERTY

Dickens County, Texas

80 Acres, more or less



Location: The Paschall Property is located approximately 5 miles northwest of Spur, Texas. Access is good, being by graded County Road 470 on the north. To access the property, travel slightly over 1 mile north of Spur on State Hwy 70. Turn west on paved FM 1868 and travel 2 miles to a curve where FM 1868 turns north. Continue north on FM 1868 for 2 additional miles. Turn west on paved FM 1302 and travel 1.5 miles to the northeast corner of the Paschall Property. Please note that FM 1302 turns to graded County Road 470 after one mile. This is basically a rectangle shaped tract, being approximately .25 of a mile wide from east to west and .5 of a mile long from north to south.

Legal Description: The East-half (E/2) of the Northwest-quarter (NW/4) of Section 296, Block 1, Abstract 628, H. & G. N. Survey, Dickens County, Texas.

Farm Service Agency's Base Acres and Yields: Farm #1572, Tract #1579

<u>Crop Name</u>	<u>Base Acres</u>	<u>Direct Yield</u>	<u>C.C. Yield</u>
Upland Cotton	55.9 acres	311 lbs.	311 lbs.

Government Payment (Direct Payment): \$966



2009 Property Taxes: \$212.42

Price: \$700 per acre.

Remarks: The Paschall Property is primarily a dryland farm; however, there are approximately 4 acres located on the southeast side which remain in native pasture. No improvements of value are located on this tract. For additional information, please contact [Rusty Lawson](#).



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