

# NIPPER FARM

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354.2± Acres | \$442,750 | Levelland, Texas | Hockley County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# NIPPER FARM

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We are proud to have obtained an exclusive listing on 354.2 acres, more or less, located in the south-central portion of Hockley County, Texas, being approximately 7 miles south of Levelland, Texas. Access is by graded county maintained Mongoose Road on the north and graded county maintained S. Alamo Road on the east.

## LEGAL DESCRIPTION

All of Labor 19 and 20, League 33, Baylor CSL, Hockley County, Texas, containing 354.2 acres, more or less.

## DESCRIPTION

The terrain of the Nipper Farm varies from nearly level to gently sloping. A large portion of the property

has a mostly level terrain; however, basically the northwest 25% of the farm slopes gently to a playa lake area located on the northwest side of the property. Slopes across this farm range from 0-3%, with approximately 75% of the farm having slopes that range from 0-1% slopes.

**CONTINUED ON PG 6**

















The majority soil type found is Amarillo fine sandy loam, 0-1% slopes, which is one of the more productive soil types found in this area.

Multiple oil wells, tank batteries and other oil field related facilities are located throughout the Nipper Farm.

Overall, the Nipper Farm is in a good state of cultivation.

### **WATER/IRRIGATION EQUIPMENT**

Six (6) irrigation wells are developed on the property. The

wells are equipped with small electric submersible pumps. 120 acres of drip irrigation has been installed on the property. This drip is in two separate blocks, with the 80 acre block being installed 13 years ago and the 40 acre block being installed 17 years ago. All is on 80-inch centers.

### **MINERALS/WIND**

Seller is making no reservations; however, seller owns no minerals.

### **PRICE**

\$1,250 per acre

### **REMARKS**

The Nipper Farm is a good opportunity to own partially irrigated farmland in Southern Hockley County. If you are looking for an investment property or to expand your current operation, please call Rusty Lawson for more details on this offering.





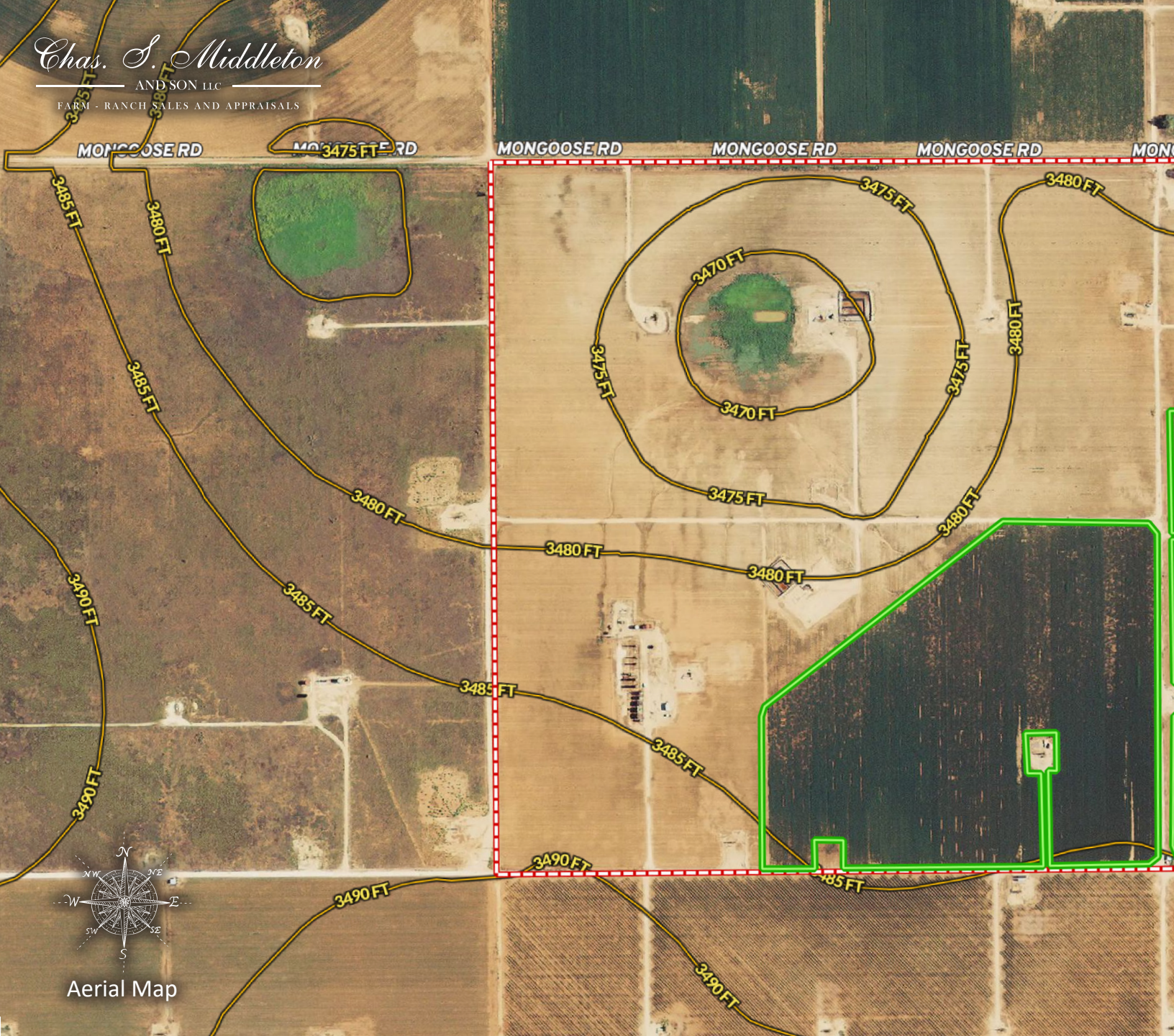




Chas. S. Middleton

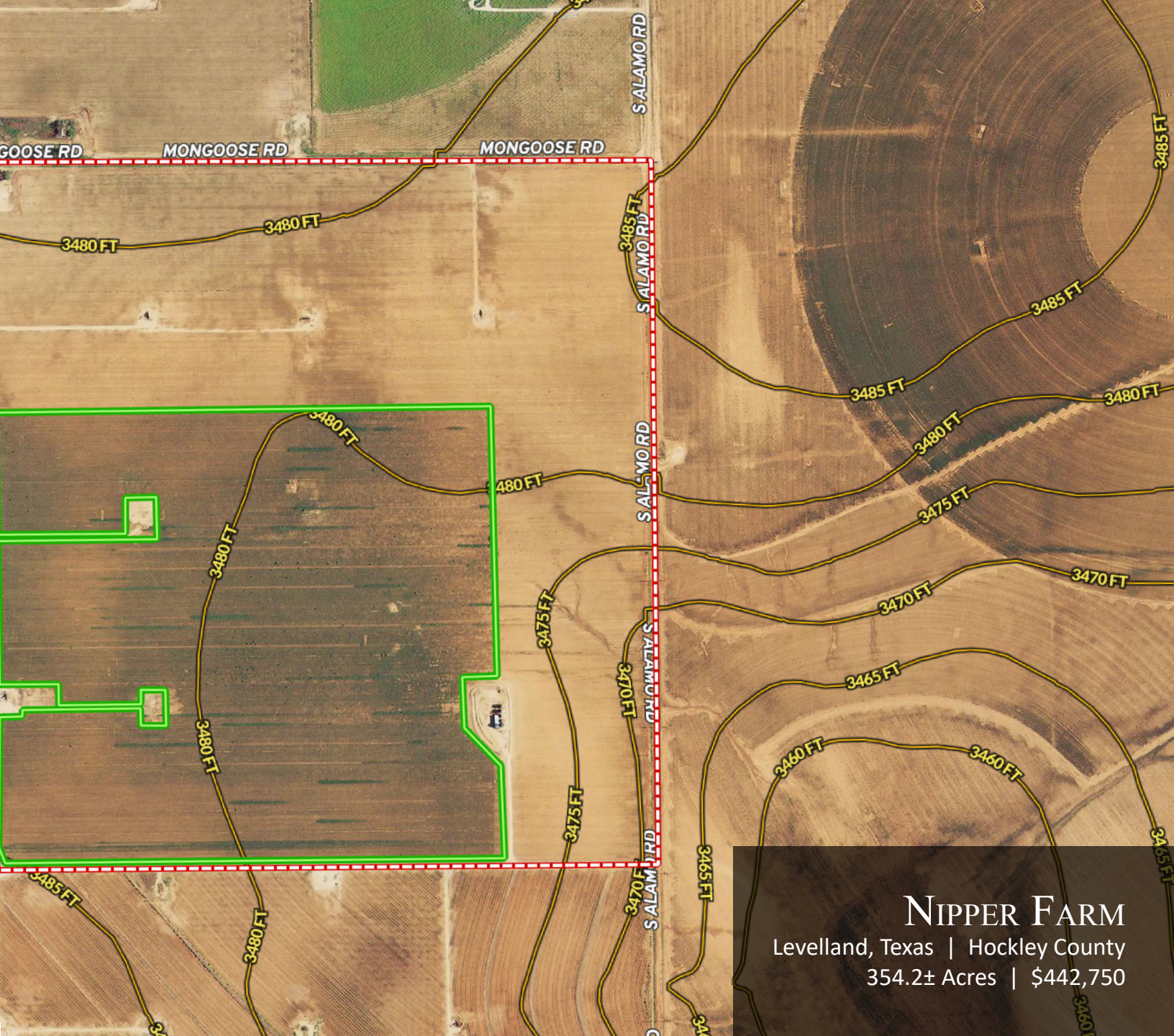
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Aerial Map





# NIPPER FARM

Levelland, Texas | Hockley County

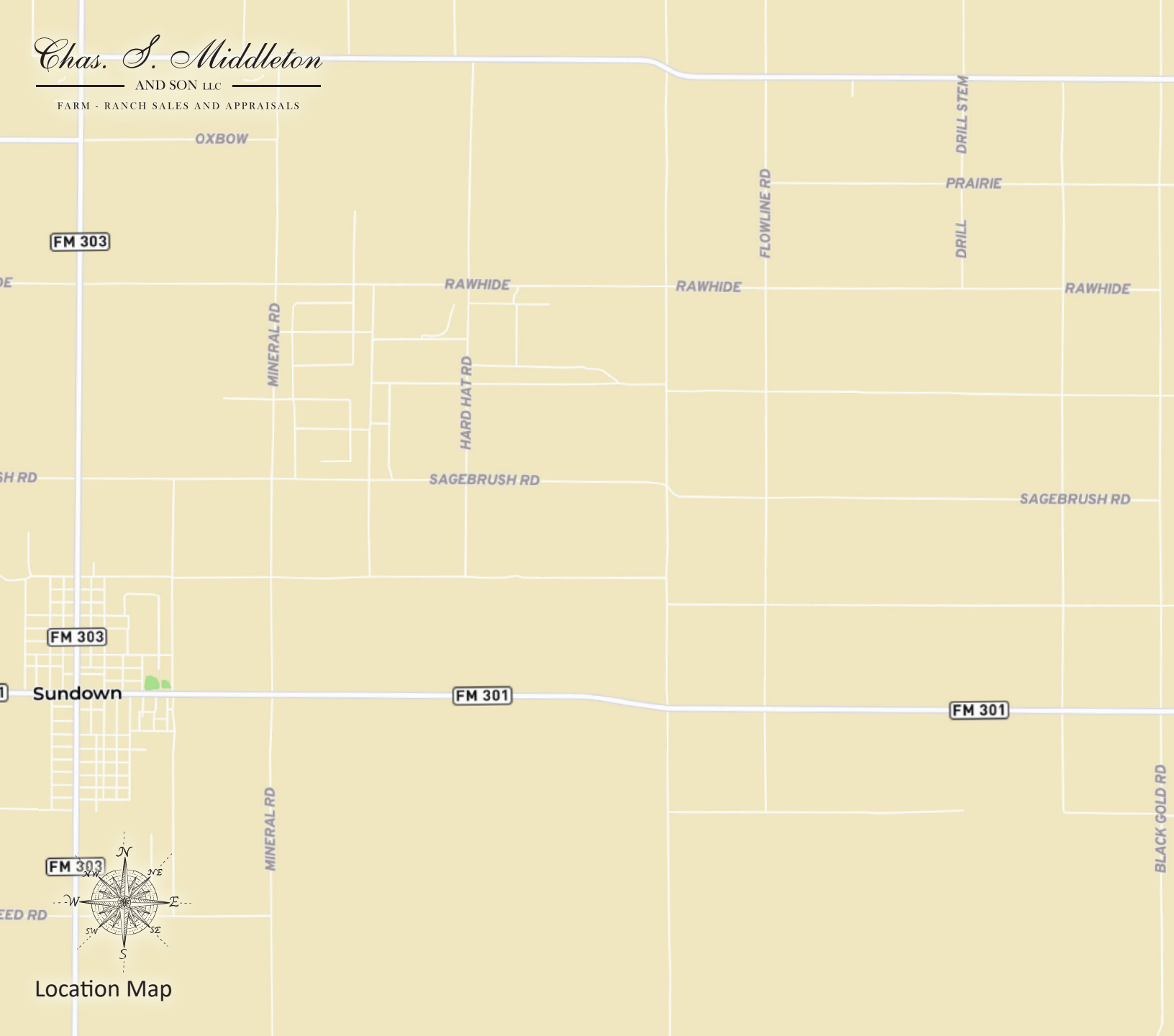
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FM 303

FM 303

FM 301

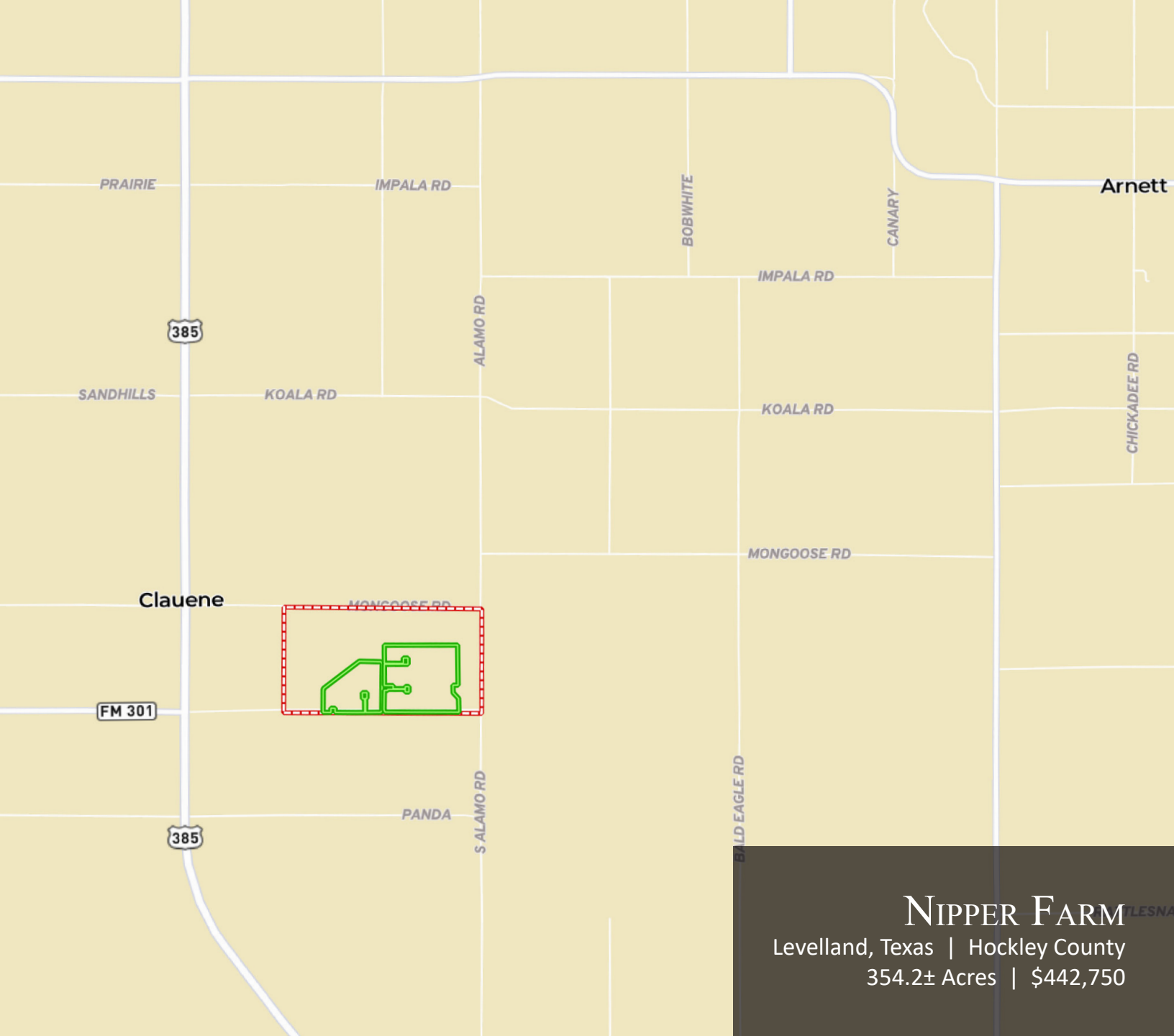
FM 301

FM 302

Sundown

Location Map





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## RUSTY LAWSON

Associate Broker  
Certified Appraiser

☎ m 806.778.2826  
✉ rusty@csmanson.com  
📍 5016 122nd Street  
Lubbock, TX 79424

*Chas. S. Middleton*

— AND SON LLC —

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For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.