

EDGEMON FARM

331.6± Acres | \$364,760 | Anton, Texas | Lamb County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

EDGEMON FARM

We are proud to have obtained an exclusive listing on 331.6 acres, more or less, located in the southeast-quadrant of Lamb County, being approximately 3 miles north of Anton, Texas.

LEGAL DESCRIPTION

The Southeast-quarter (SE/4) and the Northwest-quarter (NW/4) of Section 29, Block 1, RM Thomson, Abstract 2300, Lamb County, Texas, containing 331.6 acres, more or less.

DESCRIPTION

The majority of the Edgemon Farm is currently enrolled in the Conservation Reserve Program (CRP), with the entire property being in a good stand of mixed grasses. 305.03 acres are currently enrolled in the CRP, paying \$11,591 (\$38/ac.) per year with the last payment of this new contract being in September of 2030.

As mentioned, the Edgemon Farm is the northwest and southeast quarters

of Section 29. The terrain of these two tracts varies from nearly level to gently sloping. The north tract and the south-half of the south tract have a mostly level terrain; however, basically the north-half of the south tract slopes gently to the north. An area of approximately 19 acres is located in the northeast corner of the south tract that has scattered elm trees and is not currently enrolled in the CRP.

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The primary soil types include Amarillo fine sandy loam, 0-1% and 1-3% slopes and Olton loam, 0-1% slopes.

IMPROVEMENTS

Multiple irrigation wells are developed on the property. These wells have not been used in many years and their current condition is unknown. There are no structural

improvements located on the property.

MINERALS/WIND

No minerals available. All wind rights will convey.

TAXES

+/- \$350/year

PRICE

\$1,100/acre

REMARKS

The Edgemon Farm is an income producing property located in a good farming area. If you are in the market for a farm in the southeast-quadrant of Lamb County, this offering could certainly be what you are looking for. Please call Rusty Lawson at (806) 778-2826 for more information.













RUSTY LAWSON

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For virtual brochure & more info visit,



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Listing subject to sale, withdrawal, or error.