# Ramsey Farm

160± acres | \$160,000 | Anton, Texas | Lamb County



Chas. S. Middleton

FARM - RANCH SALES AND APPRAISALS

Est. 1920

## Ramsey Farm

The Ramsey Farm is located in the extreme southeast corner of Lamb County, being approximately 1.5 miles north and 3 miles east of Anton, Texas. Access is good, being by graded CR 352 on the north and graded CR 327 on the west.

#### **Legal Description**

The Northwest-quarter (NW/4) of Section 118, Block A, RM Thompson Survey, Lamb County, Texas, containing 160 acres, more or less.

#### **Property Description**

The terrain is mostly level, with a very gentle slope to the south. The majority of the slopes on this farm only range from 0-1% and the elevation change is approximately 5 feet. The soil quality is good, being primarily Acuff loam, 0-1% slope.

This entire property is currently in a good stand of mixed grasses.152.23 acres have been recently re-enrolled in the Conservation Reserve Program at an annual payment of \$6,660 (\$43.75/ac.), with the last payment being in October of 2031.

Overall, this is a good farm with a mostly level terrain and quality soils. Several oil wells are located on the north side of the property.

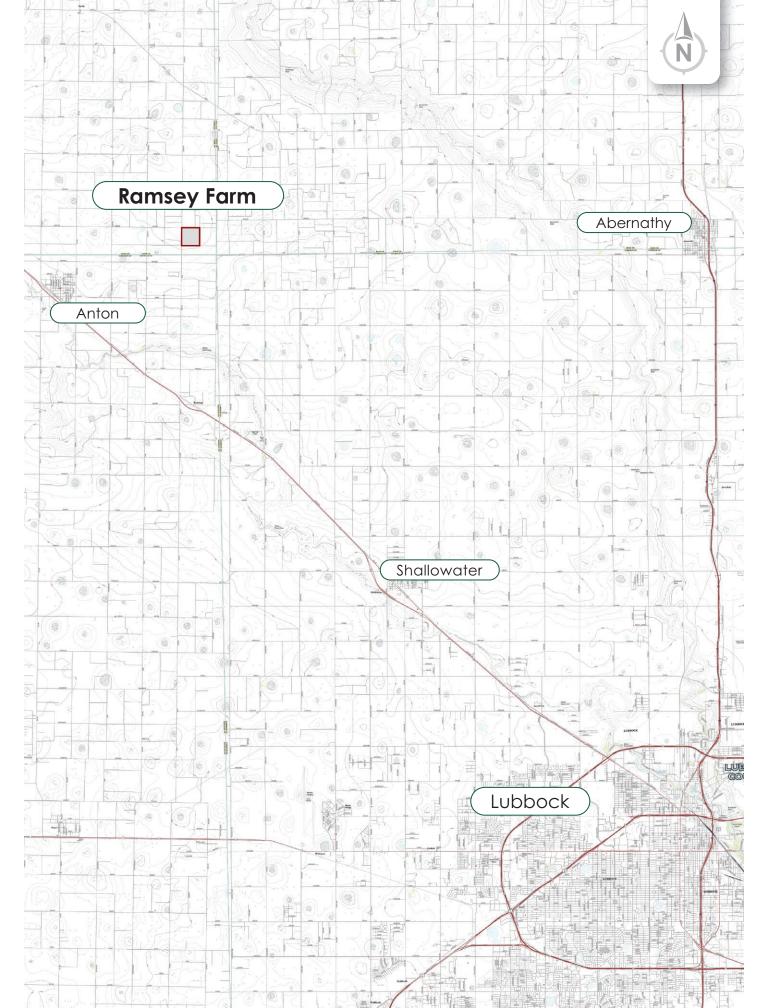
#### Remarks

The Ramsey Farm is an income producing property located in a good farming area. Also, this farm is located only approximately 12 miles from Shallowater and approximately 17 miles from Lubbock.

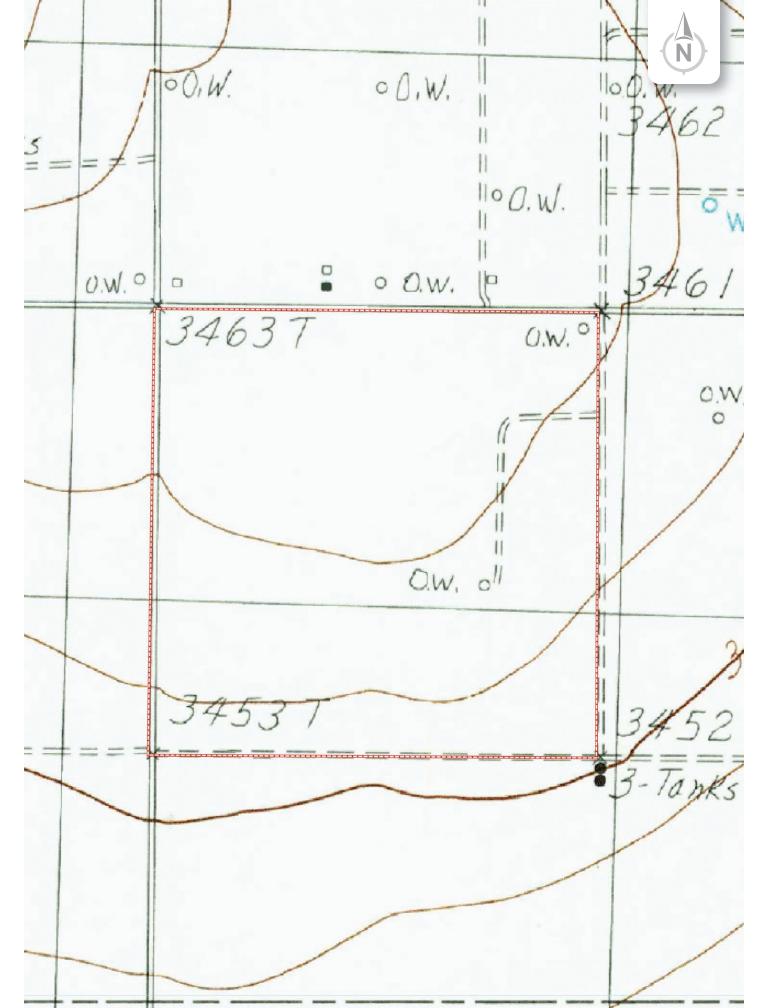
For more information please contact Rusty Lawson at (806) 778.2826













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