

# Idalou Barndo & 55± acres

55± acres | \$610,500 | Idalou, Texas | Lubbock County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chassmiddleton.com • (806) 763.5331



# Idalou Barndo & 55± acres

---

We are pleased to have obtained the exclusive listing on this newly constructed barndominium and 55± acres in Lubbock County, Texas.

## Location

---

This property is located northeast of the city of Lubbock in the popular and fast-growing Idalou area. Located in the Idalou School District, this property is surrounded by new homes and homes currently under construction. Situated on paved FM Highway 1729, the property is 5.25 miles north of US Highway 62-82 between Lubbock and Idalou.

A Short 20-minute commute to Lubbock, this property offers a great homesite location, or the perfect get-a-way during the work week.

With 55± acres, the property has the potential for a nice horse farm with plenty of acreage for pasture, barns and stalls, and a riding arena. It can also be utilized for a small cattle operation or farm.

---









## Improvements

---

Improvements consist of a newly constructed barndominium with shop and living quarters. With approximately 1,456 square feet of living area, the property has 2 large bedrooms, each with separate baths and large walk-in closets.

The kitchen is equipped with new high-end JennAir and KitchenAid stainless steel appliances and rustic Alderwood cabinets. Granite counter tops throughout, including the baths, kitchen and island with sink. A pantry and ample storage are included. The laundry area is off the kitchen, and a mudroom area with sink leads into the shop. A 12-foot-wide covered front porch is located on the front entrance.

The shop area contains approximately 1,340 square feet, and includes high ceilings, spray foam insulated walls, and 14 foot roll up doors with electric motors on each end. Ample shop storage is available with 1,300 square feet of loft above the living quarters.

The barndo includes a 25 x 50 covered parking on the south side of the building, and an 82 x 19 covered equipment parking area on the west side.

A new water well and septic system serves the barndominium. There is an irrigation well located on the west side of the property. The owner has not utilized this well, but the working condition can be further investigated by the buyer if desired.

---



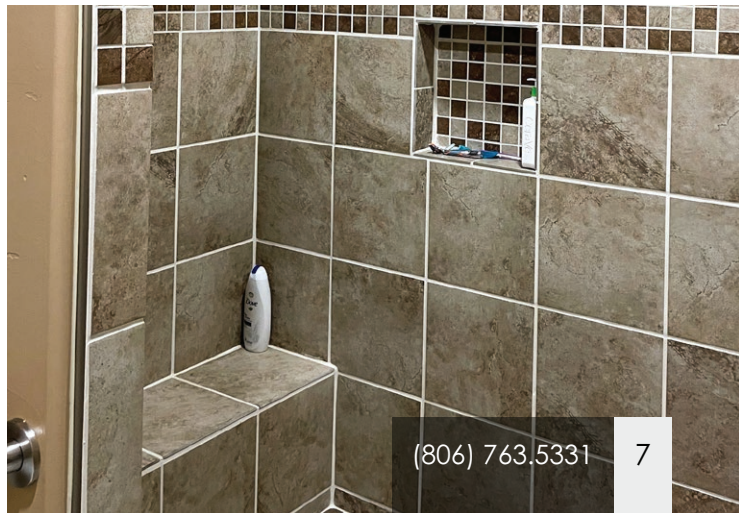






























## Remarks

---

Tracts of land this size and in this area of Idalou are hard to find. This property has the potential for multiple uses and will certainly appeal to the horse enthusiast.

---

*For more information or to schedule a private showing,  
please contact Brendan Garrison at (806) 790-5900 or Clint Robinson at (806) 786-3730.*

*The information contained herein is believed to be correct. However, Chas. S. Middleton and Son does not warrant its accuracy. It is the buyer or buyer's agent responsibility to verify all information. Buyer's agent must be identified on first contact and must accompany buying prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son. No trespassing. Seller's agent must be present for showings.*







Heck

New Deal

Idalou Barndo

Idalou

Lubbock

LUBBOCK

Roosevelt





NCR 3100  
NCR 3100



33.7316, -101.7176





619



3250

0 200 400 600



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

Brendan Garrison

Real Estate Sales Agent • TX

(806) 790.5900

brendan@csmansion.com

Clint Robinson

Real Estate Sales Agent • TX

(806) 786.3730

clint@csmansion.com

(806) 763.5331

chasmiddleton.com



YouTube

