



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## 160± Acres, Deaf Smith County

BOOTLEG/FRIONA, TEXAS  
\$280,000 (\$1,750/ACRE)

We are pleased to have obtained the exclusive listing of this 160± acre property in Deaf Smith County. The land has been enrolled in the Crop Reserve Program since 2017 and would make a great getaway or potential homesite. Wind turbines populate the area.

# 160± Acres in Deaf Smith County | Bootleg/Friona, TX

**TOTAL ACRES:** 160±

**LOCATION:** This property is located in southern Deaf Smith County, approximately 7 miles Southwest of Bootleg, 14 miles Northwest of Friona. With easy access situated about .6 Mile West of Hwy 214.

**DESCRIPTION:** This property consists of 160 Acres of CRP.

**SLOPE/SOIL:** This property consists of Olton Clay Loam soil with a 0-1% slope throughout.

**IMPROVEMENTS:** This property features a five-strand barbed wire fence with metal posts.

Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.

# 160± Acres in Deaf Smith County | Bootleg/Friona, TX



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