



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



160± Acres Crosby County

SPUR, TX

\$320,000 (\$2000/ACRE)

We are pleased to have obtained the exclusive listing of this 160± acre property in Crosby County. This property is an incredible opportunity for a hunter or family to have their own spot for a weekend getaway or residence located out of town. The property is suited for any need with convenient access to both water and power.

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TOTAL ACRES: 160±

WELL COUNT: 1 Active Well, 5gpm

LAND: The property's topography varies throughout. The Eastern half of the property consists of terraced grassland with sparse young mesquite growth, previously enrolled in CRP and currently in excellent condition. The Western portion of the property drops off into a slight draw filled with older mesquite growth providing excellent cover for wildlife.

IMPROVEMENTS:

- Five-Strand Barbed Wire Fence along North, West and South boundary lines
- Two Metal Deer Blinds
- One Game Feeder
- Two Plastic Troughs

SPECIES IN THE AREA:

- Whitetail
- Mule Deer
- Turkey
- Dove
- Wild Pigs
- Coyotes
- Bobcats

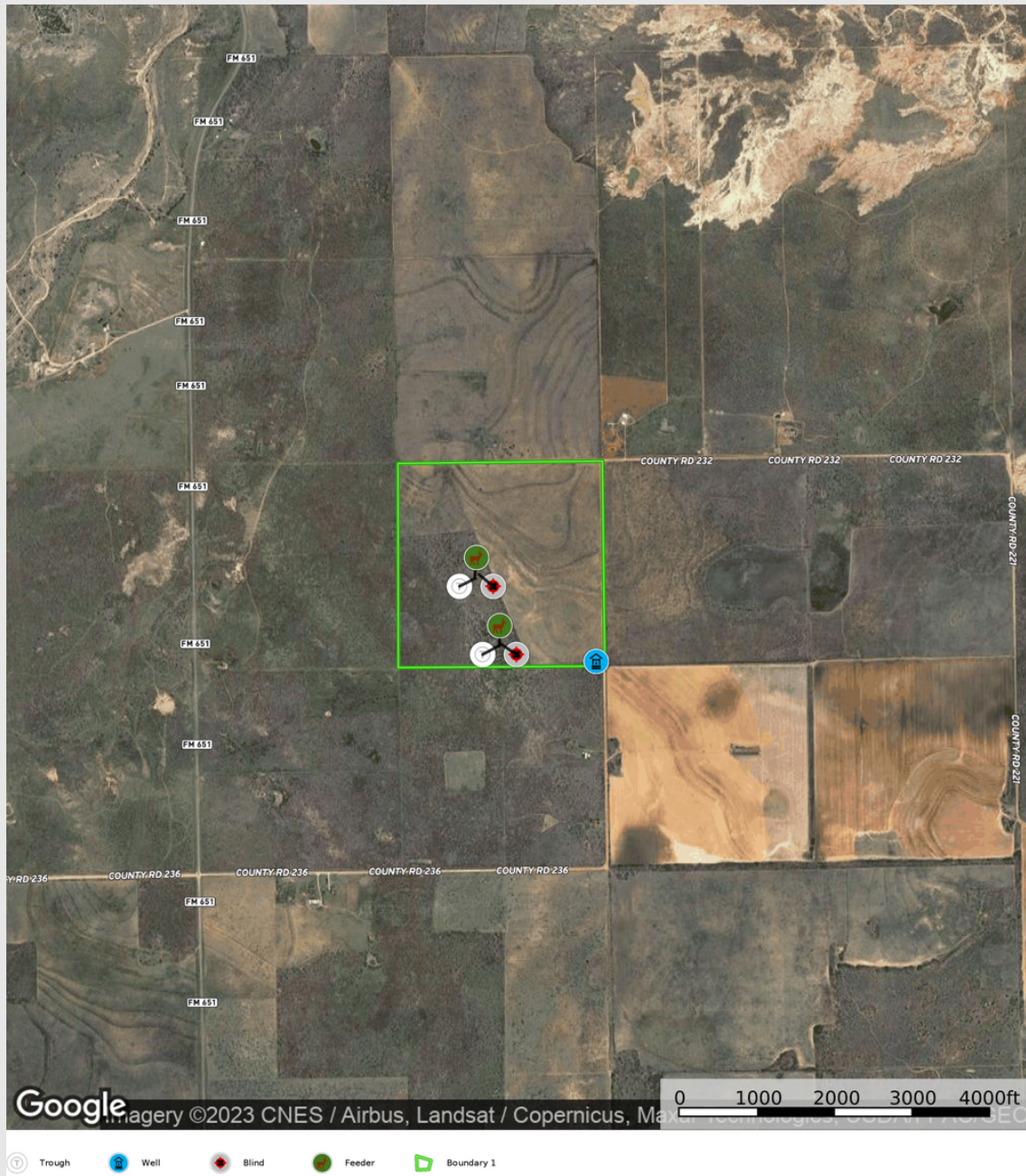
MINERALS: The seller is unsure of the mineral rights they own on the property, but they are willing to convey any rights they may have.

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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.

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