



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## El Norte Farm

PLAINVIEW, TEXAS

\$510,000 (\$3,000/ACRE)

170± TOTAL ACRES

ADDITIONAL 300± ACRES FOR SALE

We are pleased to assist Shannon Powell and NAI Wheelhouse in the sale of this 170 acre irrigated farm in Hale County. This farm can be purchased on its own or in conjunction with the 300 acre irrigated Evans Farm in northern Floyd County. Located just 9 minutes (3 miles) outside Plainview, this farm boasts easy access and great opportunity.

# 170± Acres in Hale County | Plainview, TX

**TOTAL ACRES:** 170±

**WATER:** The El Norte Farm currently has 5 wells, producing around 250 total GPM per the sellers.

**IMPROVEMENTS:** In addition to wells, the farm includes a 2000 Valley 7T non-tow unit 1298' with panel equipped with a 15 HP Booster.

**SOIL:** The farm is roughly 60% Pullman clay loam, with 0-1% slopes. Estacado and Mankster loams are also present and make up roughly another 30% of the land, with 1-3% slopes in these areas. Lofton clay loam and Olton loam can also be found on the property.

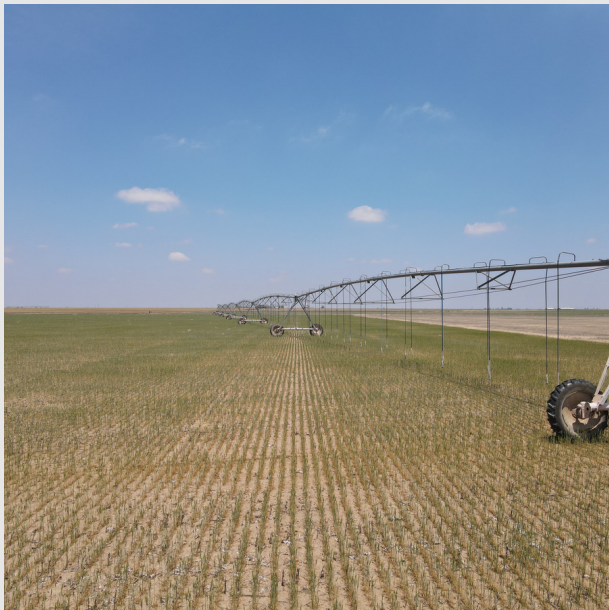
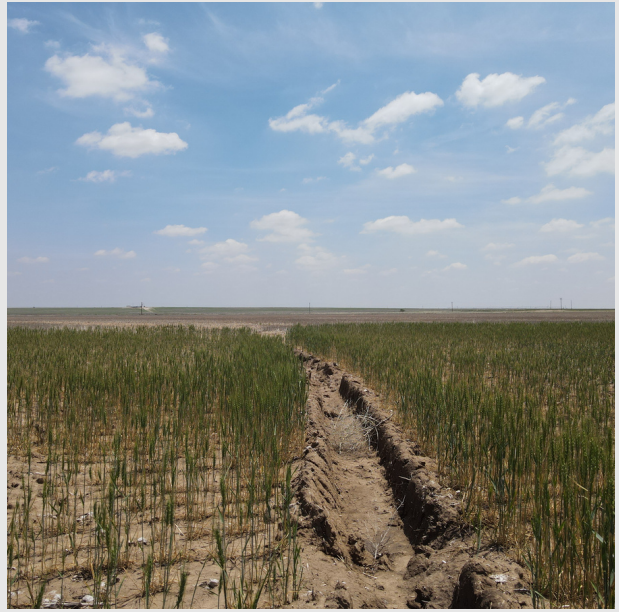
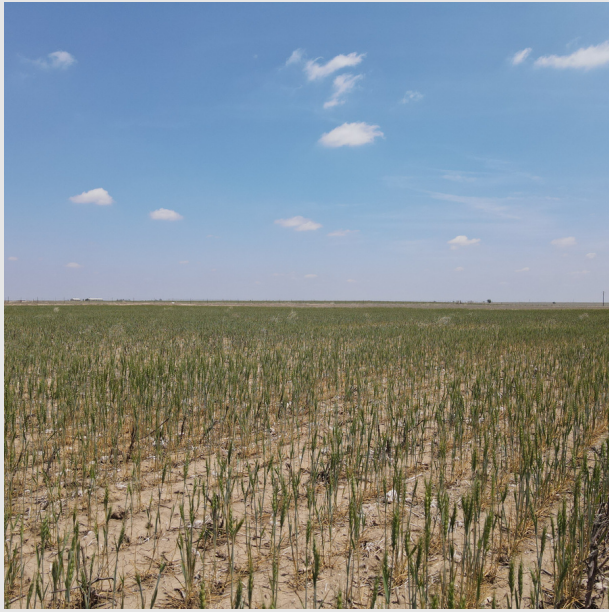
**CRP:** The farm features 40 acres currently enrolled in the CRP (Conservation Reserve Program at \$38

**CROPS:** Corn, cotton, and wheat have all been cultivated on the farm. A tenant is currently renting the farm through the 2023 crop season on a cash lease.

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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**Presented By:**  
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