



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



180± Acres Bailey County

ENOCHS, TX
\$180,000 (\$1000/ACRE)

We are pleased to have obtained the exclusive listing of this 180+/- acre tract of expired CRP near Enochs. This property is a wonderful opportunity for a piece of land in a quiet area, with the potential to either build a home on, graze cattle, or enroll back into CRP (Conservation Reserve Program) in future years.

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LOCATION: This property is located roughly a quarter mile off HWY 214 running North and South through Bailey County, and FM 54 (paved) runs East and West along the Southern end of the tract. CR 175 also runs along the Eastern side of the property (going North and South). Given these attributes, access to the land is easy and can be achieved from multiple directions.

WATER: To the seller's knowledge, there is no water or wells currently present on the property.

SOIL: Roughly 60% of the soil is Midessa fine sandy loam. Mansker fine sandy loam and Bippus clay loam are also present, along with a few other soils (including Amarillo fine sandy loam) in a lesser capacity. The majority of the property is flat, with slight slopes of 0-3% running throughout. The southwestern corner of the property does have a more sloped topography, with slopes up to 5% being present in this area.

IMPROVEMENTS: There are no improvements currently on the property.

LEASE: The property is not currently in CRP, however as mentioned before, it could potentially be re-enrolled in future years. There is however a current lease with Texas Parks and Wildlife paying \$1,890/year for public hunting. The full contract laying out the details of this lease is available upon request. The lease can be terminated by the new owner if they so choose.

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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