



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



160± Acres Bailey County

MULESHOE, TX

\$244,000 (\$1525/ACRE)

We are proud to have received the exclusive listing on this 160+/- acres of expired CRP just Northwest of Muleshoe in Bailey County. This property could be grazed, put back into cultivation, or anything else its new owner prefers.

160± Acres Bailey County | Muleshoe, TX

LOCATION: The property is located just 3 miles northwest of Muleshoe, with County Road 1018 running East and West along its northern border, and County Road 163 running North and South along the western property line.

WATER: There are no wells currently on the property, but there are a number of irrigated farms surrounding the property.

SOIL: The property is generally flat, with 0-1% slopes throughout the vast majority of the property. Arvana fine sandy loam covers around 60% of the land, and Amarillo fine sandy loam makes up another 38% or so of the soil. Sharvana and Mankster sandy loams are also present in very small quantities.

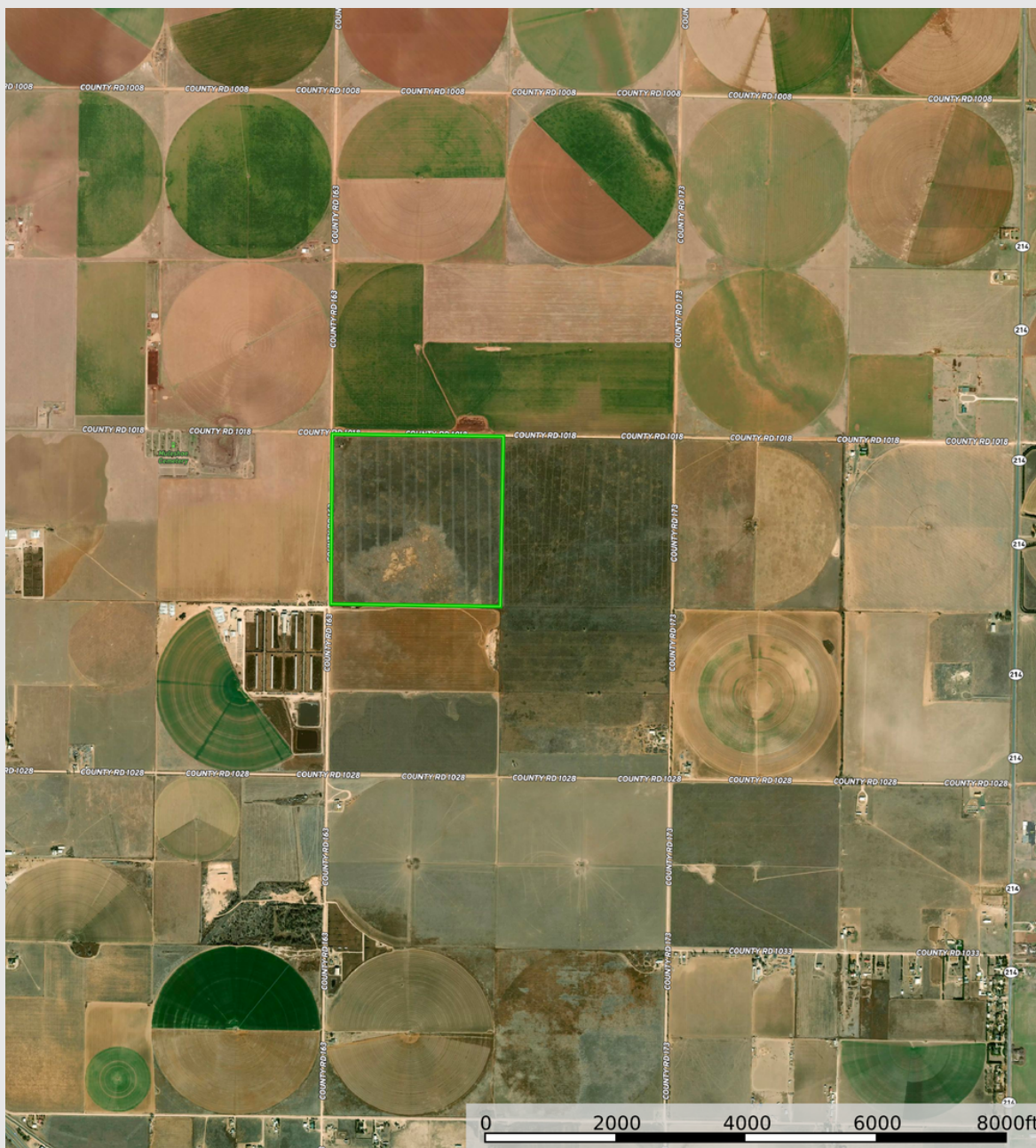
IMPROVEMENTS: There are no improvements on the farm.

LEASE: There are no leases currently on the farm, but it recently exited the CRP (Conservation Reserve Program).

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 Bailey County | Muleshoe, TX



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