



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## 640 Acres - Yoakum County

TOKIO, TX

\$1,362,900 (\$2130/ACRE)

We are pleased to have obtained the exclusive listing on this 640± acre tract in Yoakum County. This property has two miles of paved frontage, with FM Road 2198 running along the South side, and County Road 465 going alongside the eastern border of the section. The land is currently enrolled in CRP (Conservation Reserve Program), and will provide its new owner an immediate income stream.



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**LOCATION:** This farm is located roughly 12 miles East of Plains, and 24 miles West of Brownfield, 5 miles North of Hwy 82.

**CRP:** As previously mentioned, the property is currently enrolled in CRP, and has a contract currently paying \$50/acre until 2031.

**Land:** The farm is made up of roughly 60% Midessa fine sandy loam, with 0-1% slopes in the area. The rest of the farm is made up of a number of other soils, including Amarillo fine sandy loam and Tokio fine sandy loam, and others in smaller quantities.

**Water:** There is no water currently being produced on the property, however the tract could have irrigation potential if the buyer so chooses.

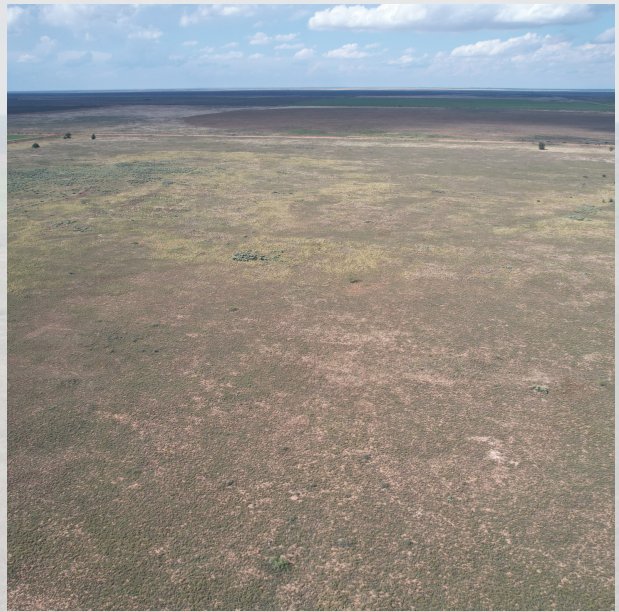
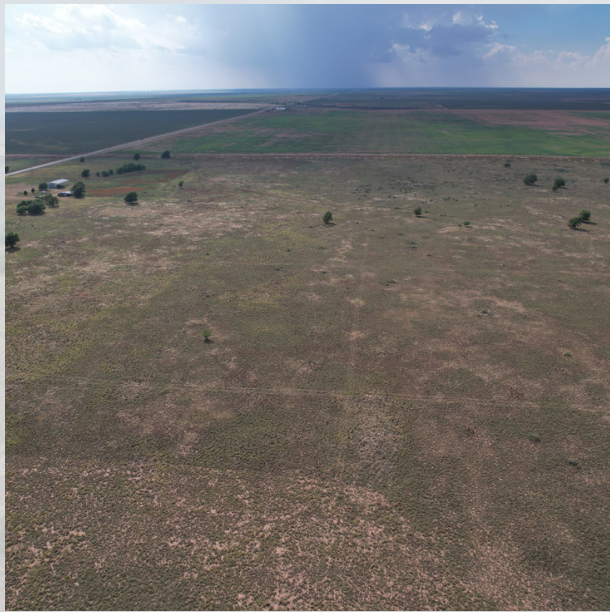
**Improvements:** There is a barn located in the southwestern corner of the tract, and is, per sources, roughly 80'x50'.

**Minerals:** The owners have no actual knowledge of ownership of any mineral rights on the land.

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.

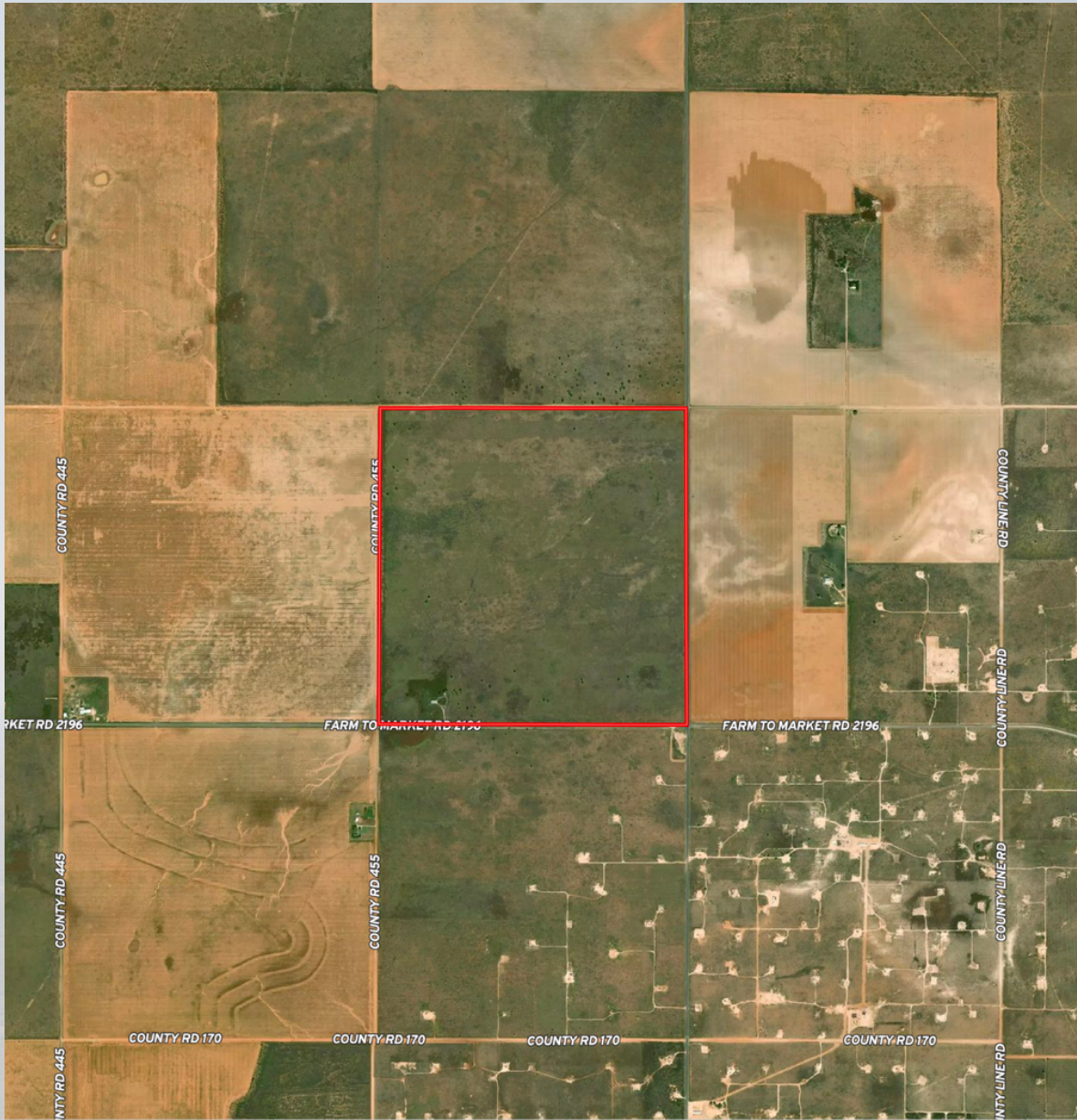


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