



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



800± Acres - Yoakum County

TOKIO, TX

\$3,200,000 (\$4000/ACRE)

We are pleased to present the exclusive listing of 800± acres of farmland in Yoakum County. Together, these productive farms offer an abundance of resources and opportunity for a new owner to take over and operate.

800± Acres Yoakum County | Tokio, TX

Location: The farms are all located in Yoakum County just West of Tokio. The 640ac farm is roughly 3.5 miles west of Tokio, the 160ac tract is located 2 miles West and 2 miles North on CR 1780.

Land: The vast majority of the farms (90%+) are made up of Patricia and Amarillo fine sandy loams. Arvana fine sand can be found in small quantities as well.

Water: The 640 acre farm features 10 wells at roughly 1500gpm+, and the 160 acre farm has 3 wells and an estimated 650gpm. All irrigation equipment on the farms are less than 6 years old.

Improvements: The farms have a total of 4 Pivots, each nozzled at 500gpm.

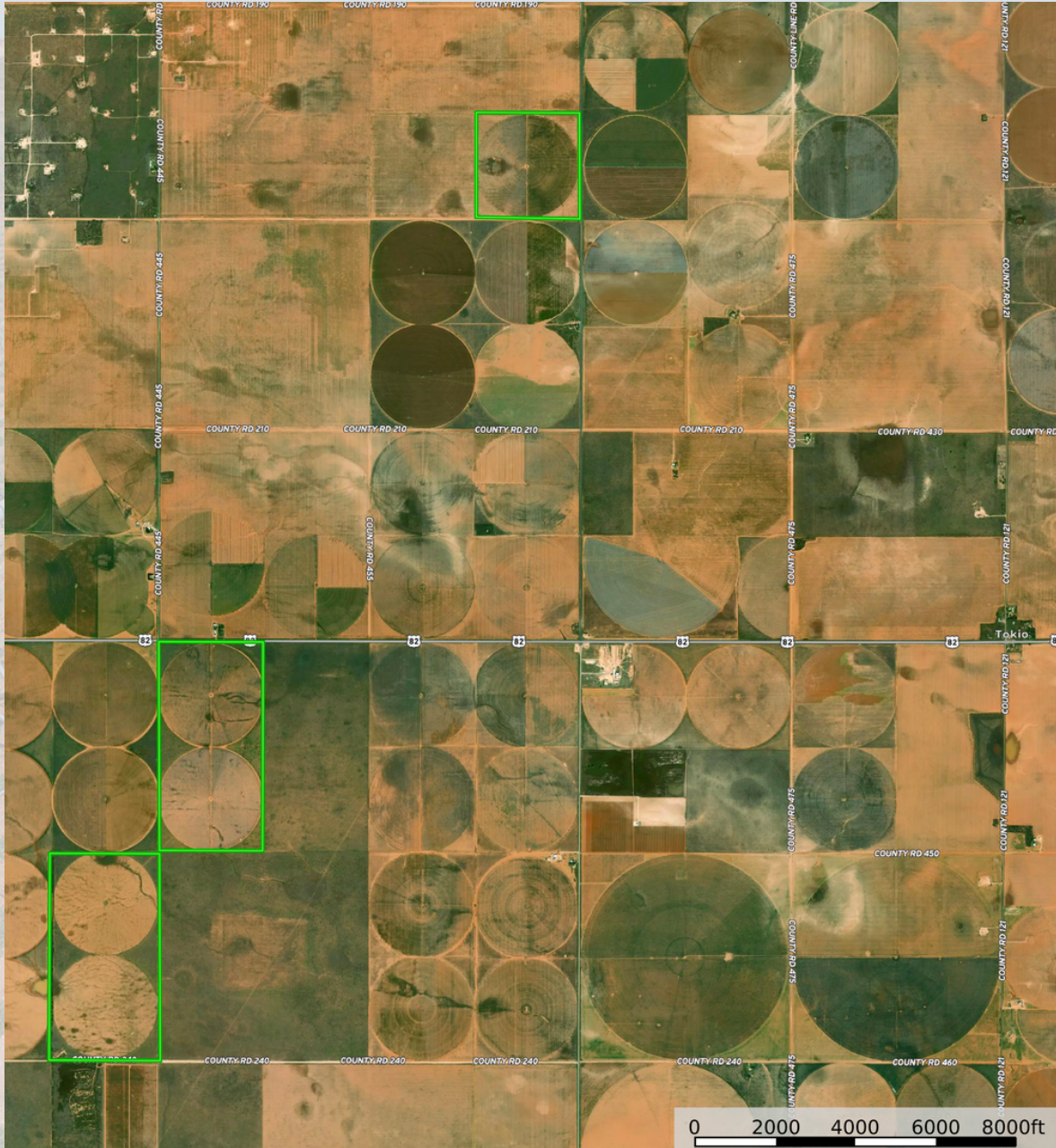
Minerals: The owner has no known mineral rights on the property.

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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