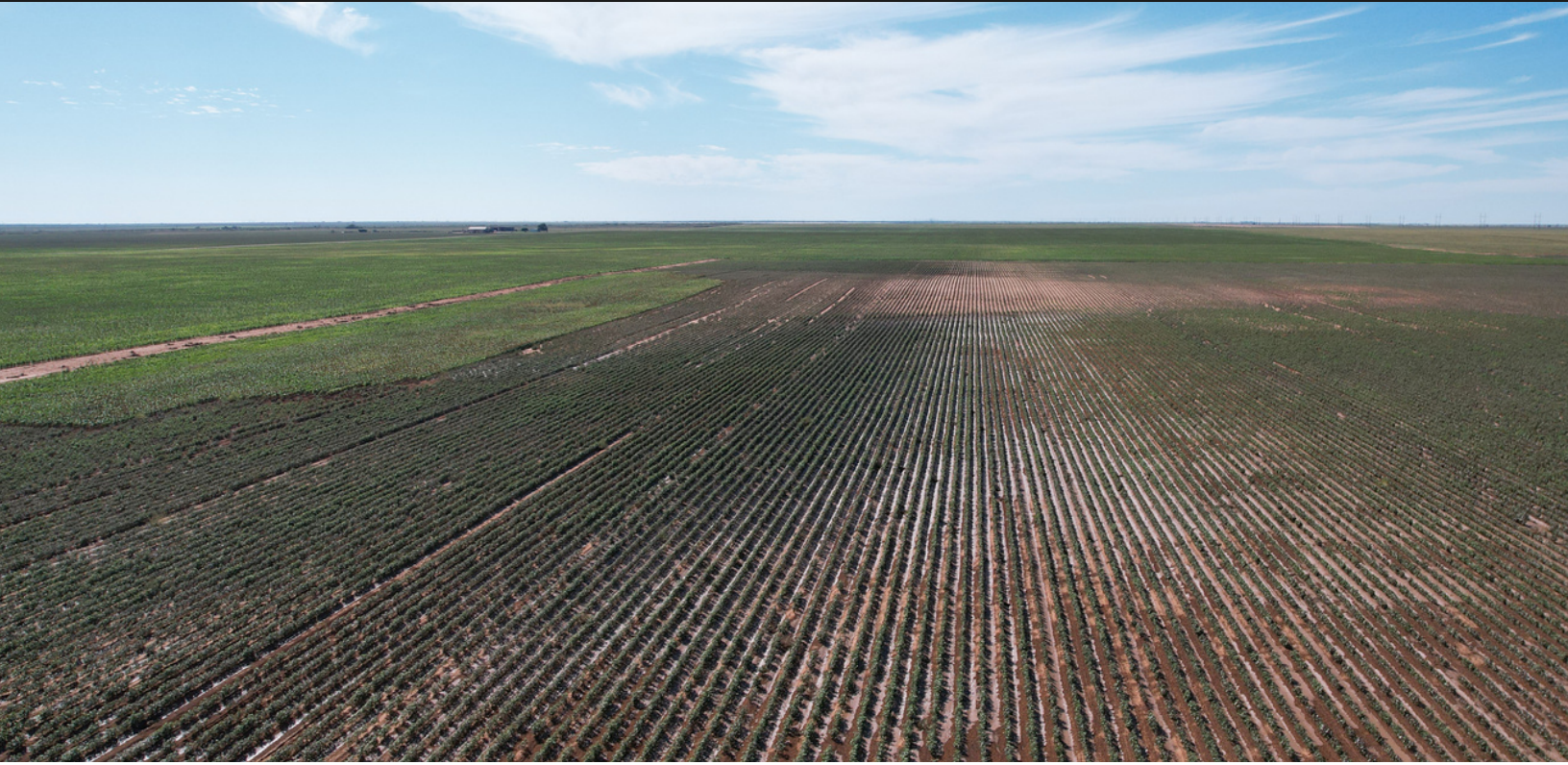




TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



224± Acres - Yoakum County

TOKIO, TX

\$504,000 (\$2250/ACRE)

We are pleased to have obtained the exclusive listing of this 240± acre farm in Yoakum County. This farm is well located, and sits in between Plains and Wellman. The farm has been most recently planted in dryland cotton.

224± Acres Yoakum County | Tokio, TX

Location: Located roughly 4 miles from Tokio, the farm is situated just off County Road 260 to the South, and County Road 250 on the northern end.

Land: The farm is made up completely of Patricia and Amarillo loamy fine sand, with slopes ranging from 0-3% throughout.

Water: There is no water currently on the farm.

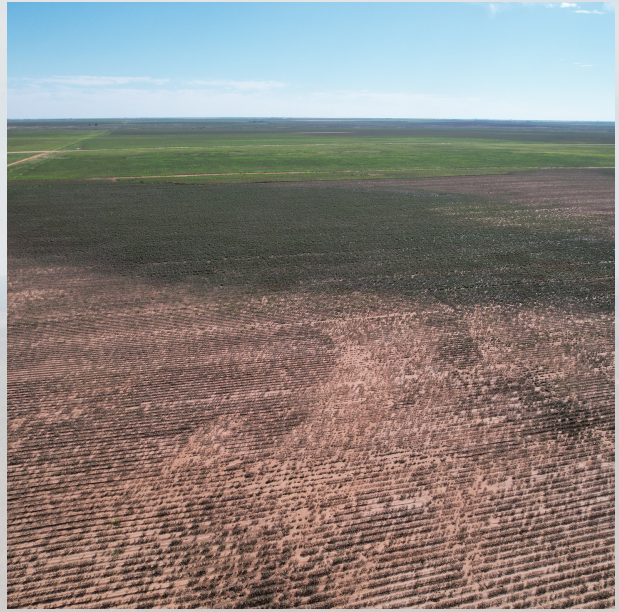
Minerals: The owner has no known mineral rights on the property.

Price: The farm is listed at \$504,000, or \$2,250/acre.

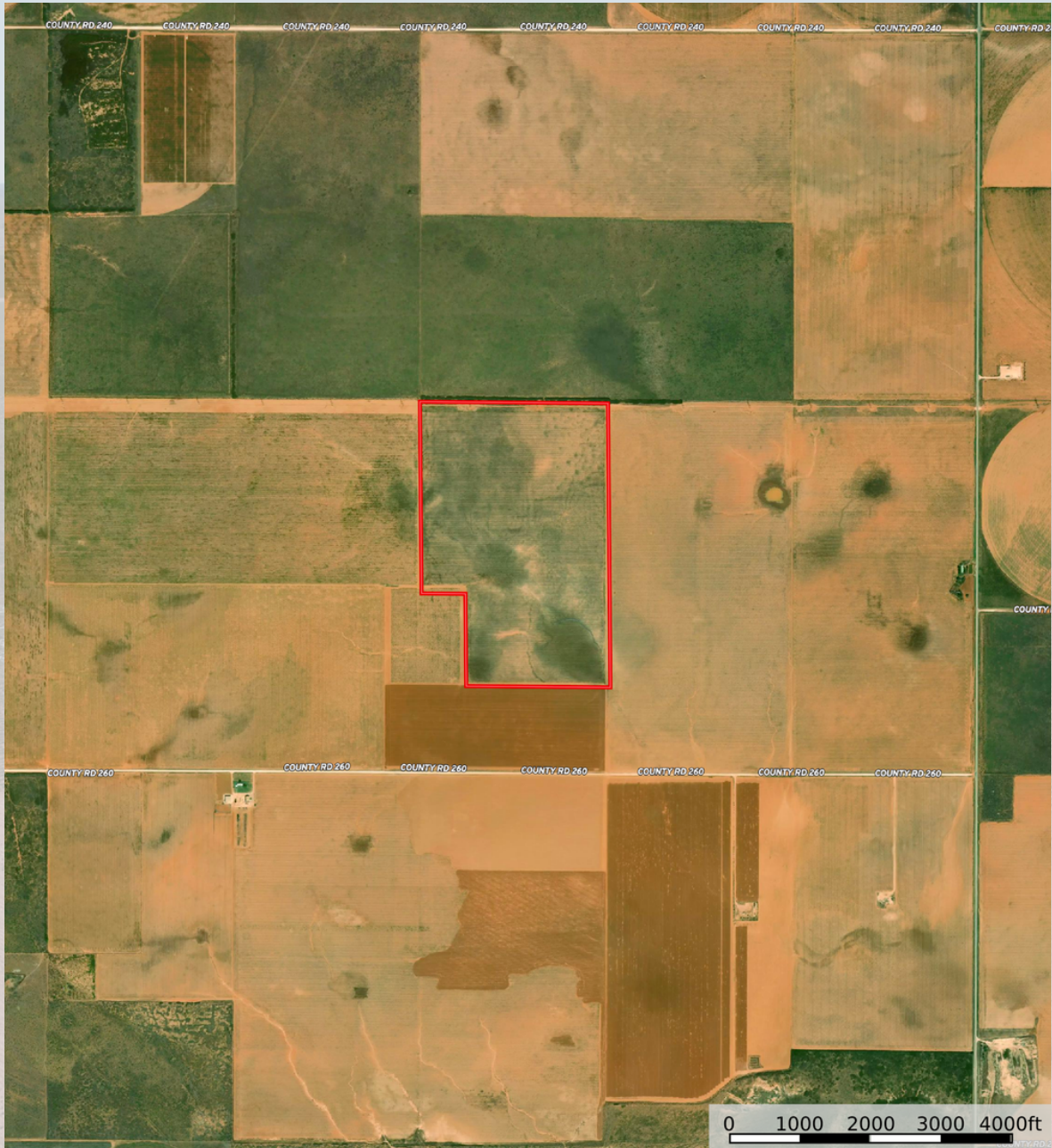
Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying 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.



224± Acres Yoakum County | Tokio, TX



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