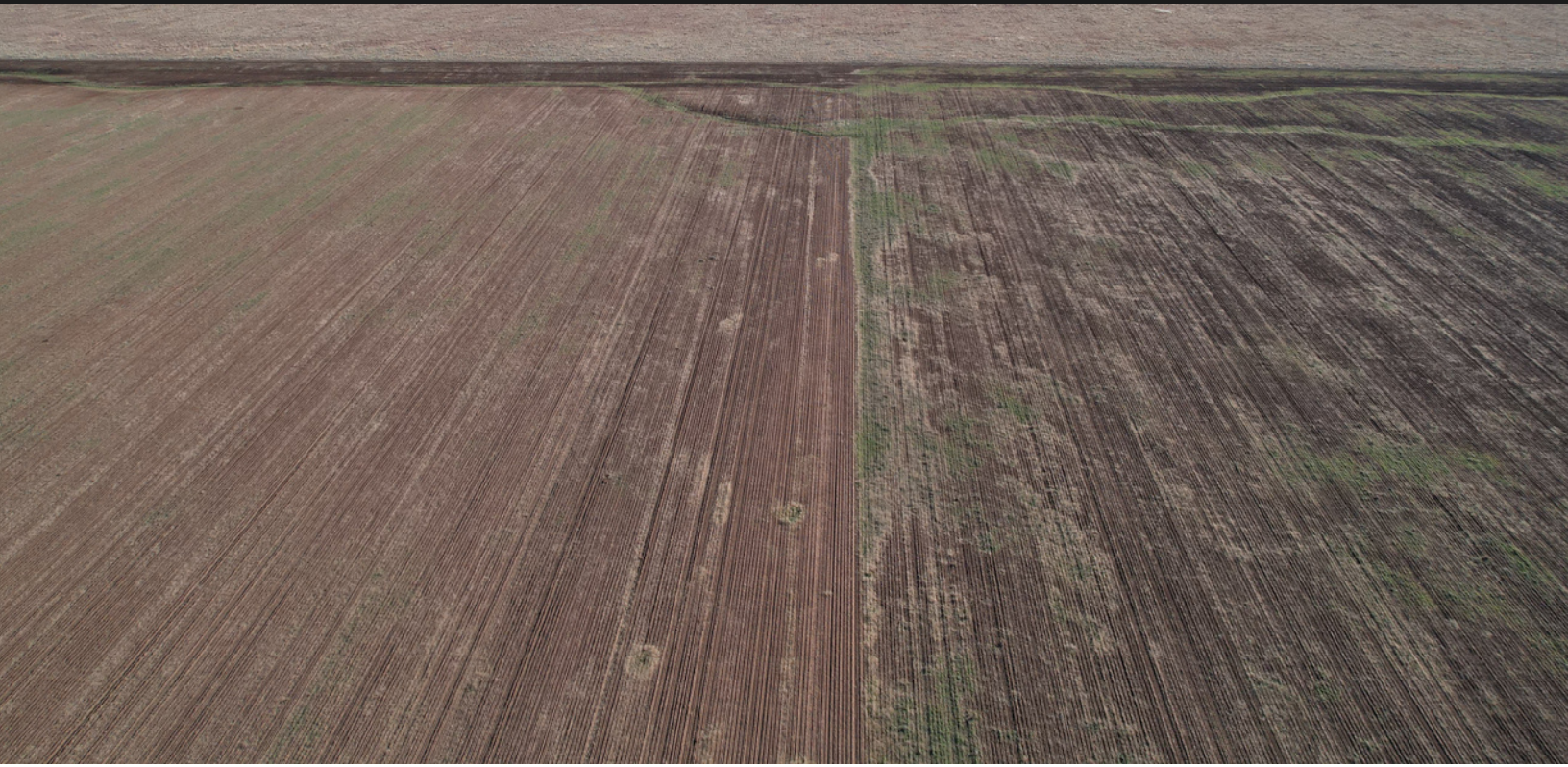




TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



320± Acres Deaf Smith County

FRIONA, TX

\$448,000 (\$1400/ACRE)

We are pleased to present the exclusive listing of this 320± acre farm in Deaf Smith County. This is a dryland farm located roughly 6 miles West of HWY 214 in the Southwest corner of the county.

320± Acres Deaf Smith County | Friona, TX

LOCATION: This farm is located roughly 6 miles West of HWY 214, with access coming from County Road 5 which runs East and West along the South side of the farm.

WATER: There is no water currently on the property.

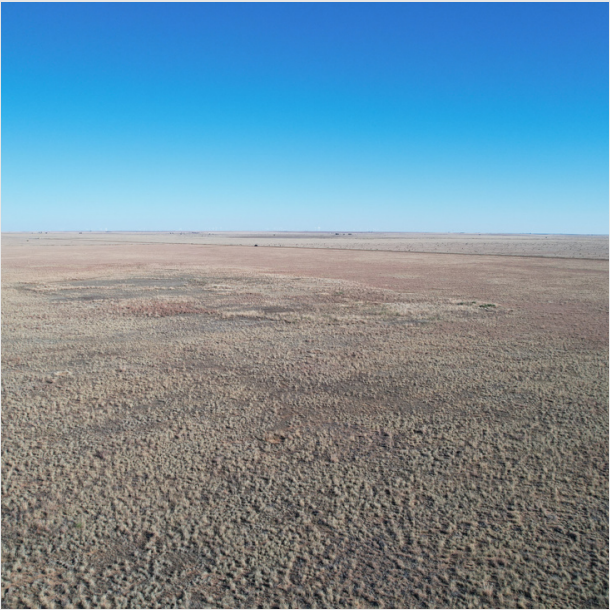
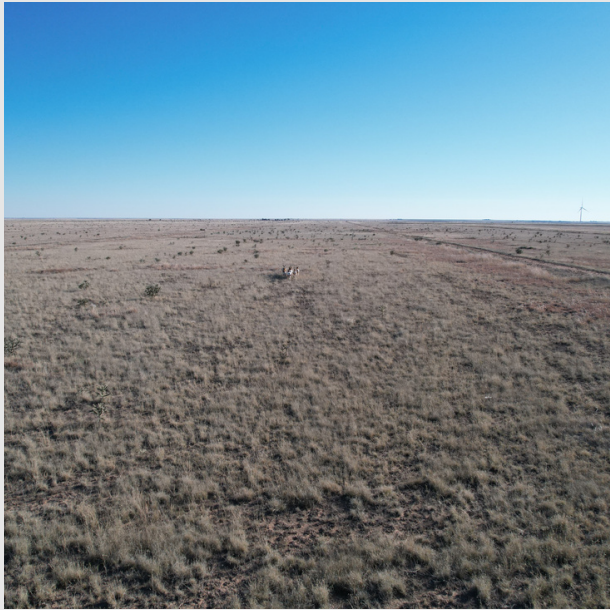
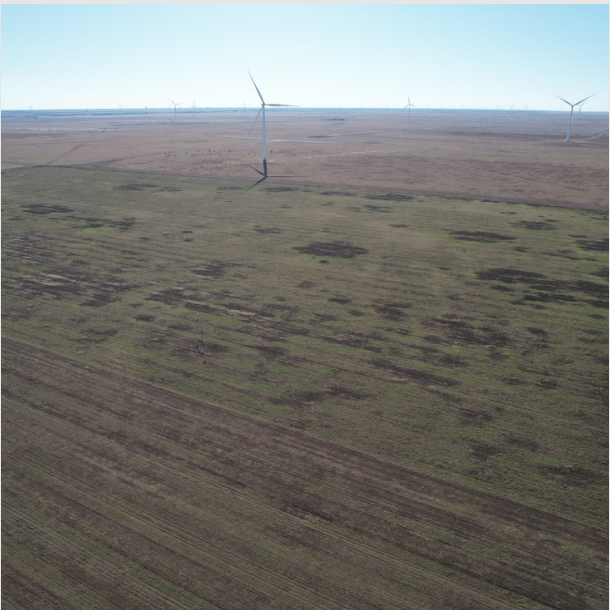
LAND: This farm is made up 100% of Olton clay loam. The property is generally very flat, with 0-1% slopes throughout.

CRP: The land is made up of 160 acres of dryland farmland, and 160 acres of former CRP land. The land that was enrolled in CRP has since expired and has not been re-enrolled. The CRP land can now be developed into farmland if the new owner so chooses.

MINERALS: The owners are not believed to own any mineral rights on the farm.

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.

320± Acres Deaf Smith County | Friona, TX



320± Acres Deaf Smith County | Friona, TX



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