



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



177± Acres Bailey County

BULA, TX

\$185,850 (\$1050/ACRE)

We are pleased to present the exclusive listing of this 177± acre CRP tract in Bailey County. This property, currently in CRP, will provide the buyer with an immediate source of revenue on the property, as well as a variety of options in the future.

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Location: Located roughly a mile North of Bula, this tract has County Road 227 running along its East side going North and South.

Land: Amarillo loamy fine sand covers around 60% of the farm, and has a general slope of 0-3% in this area. Zita loamy fine sand covers another 30% or so percent of the ground, and also has a 0-3% slope. Other soils can be found in very small quantities as well.

CRP: This farm is currently enrolled in the CRP (Conservation Reserve Program) at approximately \$52.53/acre, and runs through 2032. This will provide its new owner with an immediate source of income on the property for years to come.

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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