

425 acre CRP & Recreational Property

425± acres | \$637,500 | Memphis, Texas | Hall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

425 acre CRP & Recreational Property

We are pleased to offer this 425± acre CRP and recreational property in Hall County, Texas.

Location

This Eastern Texas Panhandle property is located approximately 7 miles southeast of Memphis, Texas. It has over one-half mile of paved highway frontage along FM 1619. It's a short 1 hour and 20-minute drive from Amarillo, and about a 2 hour drive from Lubbock or Wichita Falls.



Topography

322.49 acres was previously in farmground and contains level to gently rolling soils and topography. The CRP tracts have a good cover of grass that will provide substantial cattle grazing capability when the CRP contract expires.

The balance of land, consisting of approximately 102 acres, is native grassland. It is accentuated with scenic valleys, draws, and bluffs with large trees and thickets. This area of the property has the potential for a good small hunting ranch location with ample wildlife cover.







Conservation Reserve Program (CRP)

322.49 acres of the property is enrolled in the CRP program, with a rental rate of \$18.61 per acre that expires in September 30, 2030. This contract can be assumed by the purchaser to provide annual income of \$6,002 per year, or can be bought out of CRP and cancel the contract.









Improvements

There are no structural improvements of value on the property. There is an old homesite with single phase electricity along the west side of the property.

Fences range from fair to poor, and are non-existent in some areas of the property.

Two center pivots are located just to the east of the property, and irrigation is conducted in this area of the county. Irrigation potential for this farm is unknown but could be investigated to determine feasibility.

A rural water line is located on the south side of the property.





Resources

All owned mineral and wind energy rights will convey to the new owner.

Wildlife • Hunting

Whitetail and mule deer are found in this area of the Panhandle. Other game animals observed include dove, quail, hogs, and predators.

Remarks • Price

The 425± acre ranch property can serve as a good real estate investment, and provide annual CRP income as well as provide good hunting and recreational opportunities. Upon expiration of the CRP contract, the property can transition into a cattle operation. With paved highway frontage, electricity, and rural water, it can also serve as a nice rural homesite location for the buyer.

The property is being reasonably offered at \$1,500 per acre.

Call Clint Robinson at (806) 786-3730
for more information or to schedule a private showing.



The information contained herein is believed to be correct. However, Charles S. Middleton and Son, LLC, does not warrant for its accuracy. It is the buyer or buyer agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany his/her prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son, LLC.



Amarillo

Memphis

425 acre CRP & Recreational Property

Plainview

Lubbock



COUNTY RD 30

COUNTY RD 30

FARM-TO-MARKET RD 3032

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FARM-TO-MARKET RD 3032

FARM-TO-MARKET RD 1619

FARM-TO-MARKET RD 1619

FARM-TO-MARKET RD 1619

FARM-TO-MARKET RD 1619

COUNTY RD 31

COUNTY RD 31

34.6816, -100.4238



1972

x1971

1983

2000

3032

1996

1958

x1956

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YouTube

