

54 acres in Hall County

54± acres | \$135,000 | Memphis, Texas | Hall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

54 acres in Hall County

We are pleased to offer this 54± acre property on Highway 287 in Hall County Texas.

Location

This Eastern Texas Panhandle property is conveniently located just 4 miles south of Memphis on US Highway 287 with additional highway frontage along FM 1916 on the north side.



Topography

The property is mostly level. Approximately 30 acres were previously in farmland and have been planted to improved grasses. The balance of the property is native grasses and a home and farm site.







Improvements

This property was at one time a homesite and headquarters for a farming operation. As such, there are numerous structures on the land, some of which are in need of demolition. There is a steel frame 80 x 25 ft. open sided livestock barn with a concrete floor and 75 ft concrete apron that is believed to be in good condition. Other older improvements include a home and garage, a large Quonset barn, livestock corrals, and other outbuildings.

Rural water is available to the property, as well as natural gas.













Resources

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

Remarks • Price

The 54± acre property is well located on pavement with rural water and natural gas. With some clean up work, this property can again be used as a farming headquarters or rural homesite.

The property is being offered at \$2,500 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

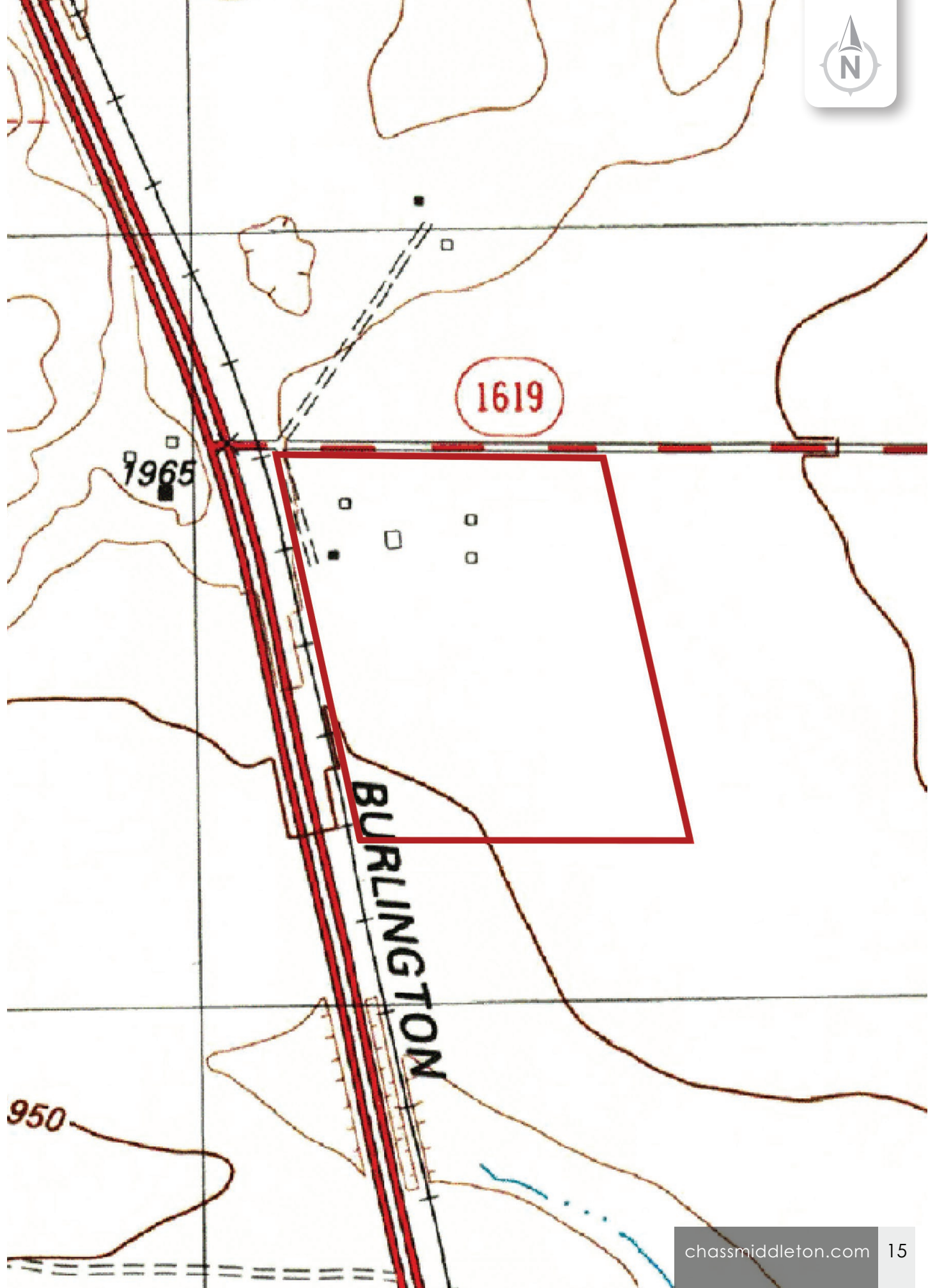
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Plainview

Lubbock



34.6718, -100.4808



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54 acre in Hall County

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YouTube

