

Walker/Hyatt Farm

360± acres | \$594,000 | Ropesville, Texas | Terry County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Walker/Hyatt Farm

We are pleased to have obtained the exclusive listing on approximately 360 acres of CRP land located on the northeast side of Terry County, being within a very short distance of the desirable communities of both Ropesville and Meadow.

Size

According to the Terry County Appraisal District, this property contains a total of 360 acres, more or less.

Location

As mentioned, Walker/Hyatt Farm is located on the northeast side of Terry County, being approximately 1.5 miles south and 7 miles west of Ropesville and 4 miles west and 2 miles north of Meadow. This farm is located just inside the Meadow Independent School District. Access is good, being by graded CR 200 on the north and graded CR 210 on the south.

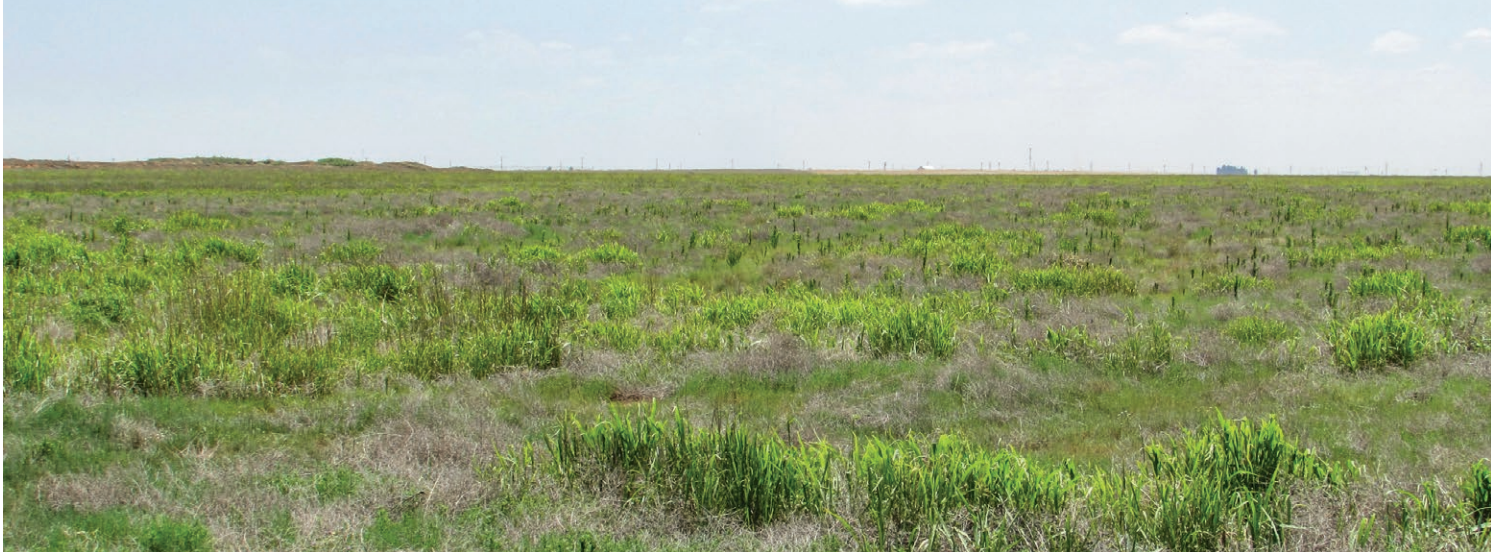
Legal Description

The West-half (W/2) and the West-half (W/2) of the South-half (S/2) of the Southeast-quarter (SE/4) of Section 51, Block 4X, Terry County, Texas, containing 360 acres, more or less.

General Description

The Walker/Hyatt Farm has recently been enrolled in the Conservation Reserve Program and is in the process of growing a good stand of mixed grasses. The CRP is in two separate contracts, with 92.23 acres paying \$53.47 per acre expiring in 2031 and 212.17 acres paying \$60.77 per acre expiring in 2036. In total, the CRP is paying \$17,879 annually.

The overall terrain varies from nearly level to gently sloping, with slopes across the farm ranging from 0-3%. The primary soil found on this farm is Amarillo fine sandy loam, 0-1% slopes. Amarillo fine sandy loam is one of the most productive soils in the area.



Price

\$594,000 • \$1,650 per acre

Minerals • Wind Energy

Seller will retain all minerals owned.
Seller is making no other reservations.

2023 Property Taxes

+/- \$200

Remarks

If you are in the market for an investment property or to expand your current farming operation in Ropesville/Meadow area, please call Rusty Lawson at (806) 778-2826 for additional information.





Lubbock

Walker/Hyatt Farm

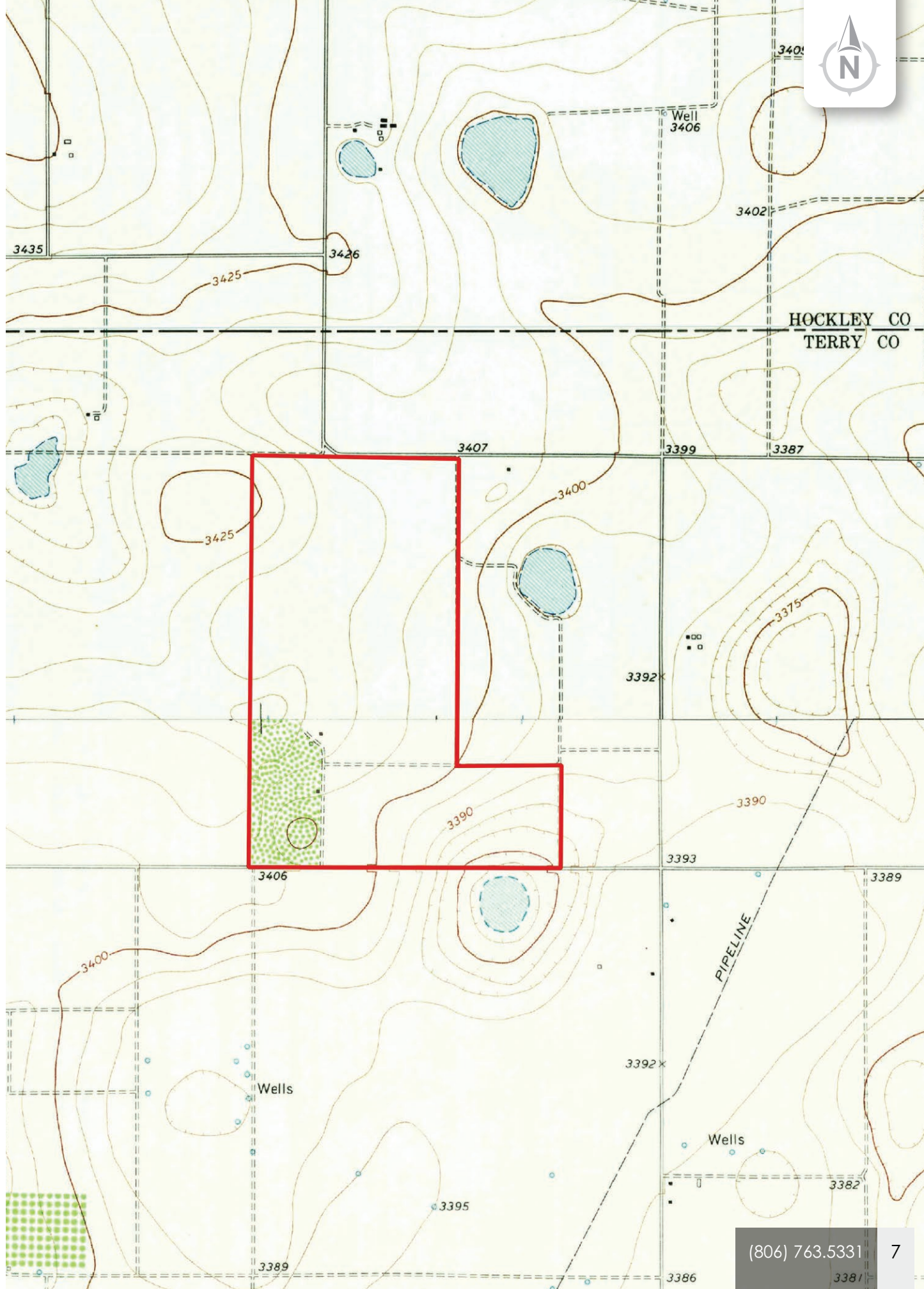
Ropesville

Meadow

Brownfield



33.3768, -101.2878



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Rusty Lawson

Real Estate Broker • TX
Certified Appraiser • TX

(806) 778.2826

rusty@csmansion.com



Walker/Hyatt Farm

(806) 763.5331

chasmiddleton.com



YouTube

