

Watson Farm

637.5± acres | \$2,135,625 | Smyer, Texas | Hockley County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Watson Farm

We are proud to have obtained the exclusive listing on a section of farmland located northeast of Smyer, Texas. This is a good dryland farm with huge potential for rural residential development, having paved highway frontage on two sides and graded county roads on the remaining two sides.

Size

This is basically a full section of farmland and according to the Hockley County Appraisal District, this property contains a total of 637.5 acres, more or less.



Location • Access

The Watson Farm is located on the east-central side of Hockley County, being approximately 1.5 miles west of the Lubbock County Line. This farm is approximately 2 miles east and 2 miles north of Smyer, Texas and is located in the Smyer Independent School District.

Access is excellent, being by paved FM 2130 on the west and north sides, graded Leon Road on the east side and graded Colorado Road on the south side. In total, there are approximately 9,000 lineal feet (1.7 miles) of paved highway frontage and the surface of the county roads is a combination of caliche, crushed asphalt and graded dirt.



Legal Description

All of Section 22, Block A, RM Thompson Survey, Abstract 59, Hockley County, Texas, containing 637.5 acres, more or less.

General Description

The Watson Farm is in cultivation and is operated on a dryland basis, with the exception of approximately 5 acres located in the extreme northwest corner which remains in grass. This farm is currently in an excellent state of cultivation.

The overall terrain varies from nearly level to very gently sloping, with slopes ranging from 0-3%. The primary soil is Acuff loam. Only one small playa lake area is located on the southwest side of the Watson Farm that covers approximately 10 acres.

Some scattered oil production is located on the property. It appears that there are seven operating oil wells and all are very well maintained.





Improvements

Basically, there are no improvements on this property; however, there is an older farmhouse and barn located on the west-central side.



Water

The Watson Farm has several old irrigation wells developed on the property that are not in use; however, this is one domestic well located on the west side of the property that has been used for watering livestock.

The High Plains Underground Water District has monitor wells scattered throughout their district. These wells are used to monitor the depth-to-water measurements. A monitor well for the HPUWD is located on the northwest side of the appraised property. This well is number 41597. In 2024, the depth to water in this well was 119.41 feet and the total depth of the well is approximately 200 feet. This indicates a saturated thickness in this area of 80.59 feet, as of 2024.



Minerals • Wind Energy

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

2023 Property Taxes

+/- \$1,800

Price

\$2,135,625 • \$3,350 per acre

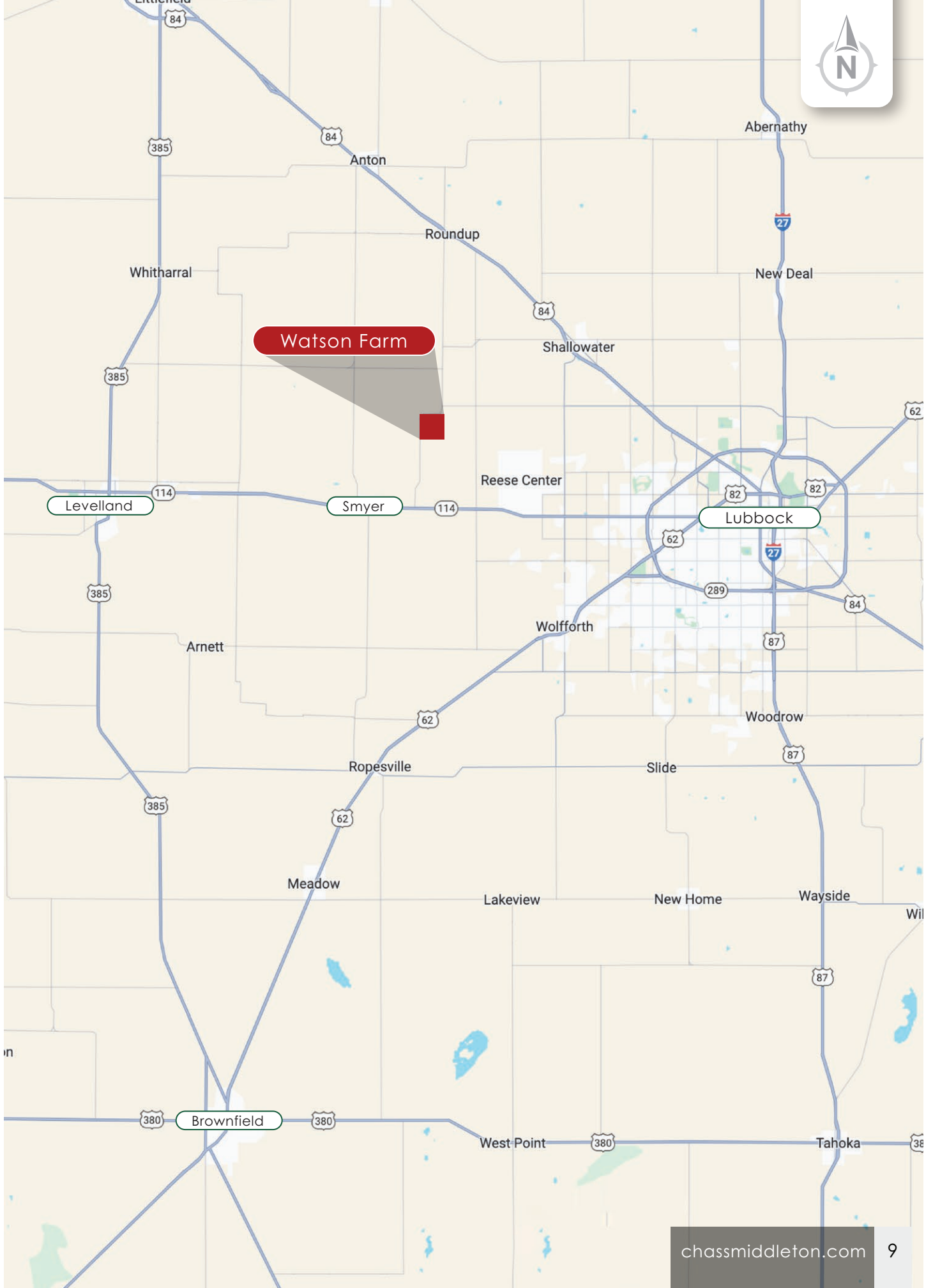
Remarks

If you are in the market for an investment property with the potential for rural residential development, or you are just looking to expand your current farming operation in the Smyer/Reese area, please call Rusty Lawson at (806) 778-2826 for additional information.





Watson Farm





33.6376, -102.1142



Wells
3388-T

3386-
4T x

2-298



Well
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Well

Well

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Well

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O.W.

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O.W.

3376

Well

2 ⊕ 299

O.W.

O.W.
3376-T

O.W. O.W.
3374-T

O.W. 33

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YouTube

