

Swisher County Farm

429± acres | \$772,200 | Tulia, Texas | Swisher County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Swisher County Farm

Situated along the west side of IH-27 and just west of Tulia, Texas, sits the Swisher County Farm. This partially irrigated farm with brand-new perimeter fencing offers a great opportunity for investment or the expansion of your farming or ranching operation.

Size

According to the Swisher County Appraisal District, this property contains a total of 429 acres, more or less.



Location • Access

As mentioned, the Swisher County Farm is located 1.5 miles west of Tulia, Texas, and sits in the central part of Swisher County. Access is outstanding, with IH-27 running along the property's east boundary. County Roads N and O run along its northern and southern boundaries, respectively.



Legal Descriptions

All of the East One-Half (E/2) and the Northwest One-Fourth (NW/4) of Section No. (5), in Block W-1, Tyler Tap RR Co. Survey, Certificate No. 417, Abstract No. 284, Patent No. 456, Volume 88A, dated February 26, 1943, Swisher County, Texas,

SAVE AND EXCEPT 45.153 acres of land, more or less, being the same land described in Judgment in Cause No. 6773, styled the State of Texas v. O. L. Gunkey, Jr., et al as shown of record in Volume 233, page 359-362, Deed Records, Swisher County, Texas, and,

SAVE AND EXCEPT 8 acres of land, more or less, being all of that part of Section No. 5, Block W-1, Swisher County, Texas, lying East of Highway 1- 27 right of way, as described in a deed from O. L. Gunkey to Richard L. Griffith, as shown of record In Volume 234, page 465, Deed Records, Swisher County, Texas.

FSA Office Information

Farm #3439

Farmland Acres: 434.4

Cropland Acres: 323.93

DCP Crop Data:

- 163.70 base acres of Wheat with a PLC Yield of 26 lbs.
 - 13.90 base acres of Corn with a PLC Yield of 65 lbs.
 - 99.50 base acres of Grain Sorghum with a PLC Yield of 65 lbs.
 - 28.60 base acres of Seed Cotton with a PLC Yield of 1,294 lbs.
-



General Description

This productive property provides a multitude of opportunities within its borders. A seven (7) tower Reinke pivot is in the northwest quarter of the property and irrigates approximately 123 acres. Within these irrigated acres, the Seller has planted approximately 60 acres of kleingrass on the southern portion. The remaining 63 acres under the pivot have been planted to wheat. Another 197 acres of cultivation has been operated on a dryland basis. The remaining 109 acres are native grasses. A good-sized playa lake makes up the central portion of the property and provides an outstanding habitat for many waterfowl throughout the year.

The overall terrain varies from nearly level to gently sloping. Approximately one-third (1/3) of the property has a nearly level terrain with slopes in this area only ranging from 0-1%. The remaining two-thirds (2/3) of the property slopes gently to the low area and the playa lake in the central east half of the property. The primary soil found across this farm is Pullman clay loam.









Improvements

Improvements include a seven (7) tower Reinke center pivot irrigation system and four (4) irrigation wells equipped with submersible pumps. According to the owner, the four irrigation wells are tied together with a network of underground pipeline and pump a combined total of 250± gallons per minute. The pivot system is approximately 1,308 feet long and is in excellent condition. The property also boasts a brand new 6-strand barbed-wire fence around the entire perimeter





Price

\$772,200 • \$1,800 per acre

Minerals • Wind Energy

One-half of the minerals, one-half of the wind royalty rights, and one-half of the solar royalty rights will be retained by the Seller.

2022 Property Taxes

\$1,800 ±

Remarks

This property is currently being utilized as a farming and livestock operation. However, due to its proximity to Tulia, Texas, and fantastic access with pavement and electricity, this property would also make a great homesite or agricultural headquarters.

For more information or to schedule a private showing,
call Cooper Cogdell at (806) 683.6045.





Amarillo

Canyon

SWISHER COUNTY FARM

Tulia

Plainview



COUNTY RD 11

COUNTY RD N



NW 6TH ST

34.5536, -101.8020



3524 Well

3521

3517

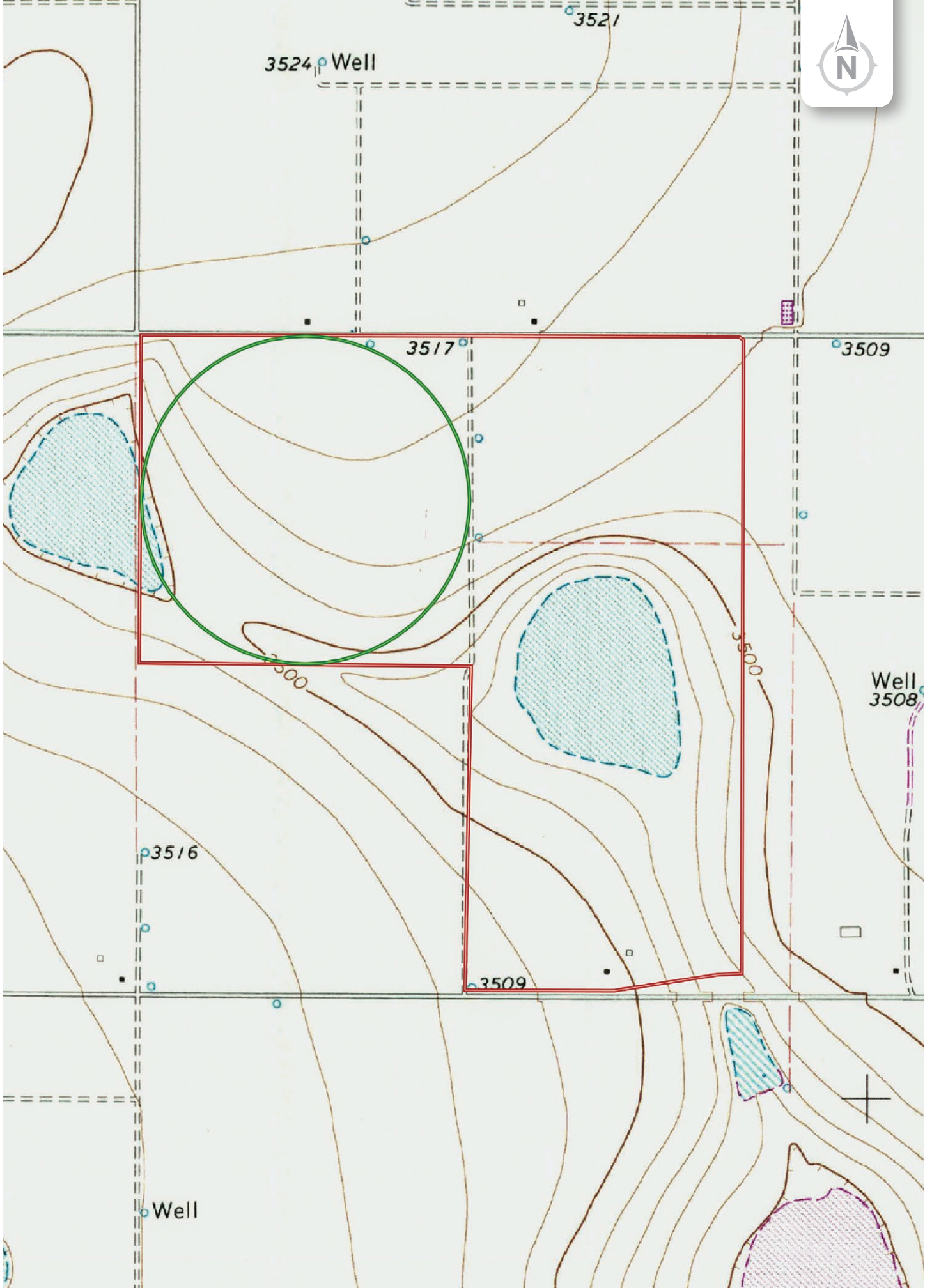
3509

Well
3508

3516

3509

Well



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