



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## 62.76 Acres Lubbock County

SHALLOWATER, TX  
\$399,900 (\$6450/ACRE)

We are pleased to present the exclusive listing on this 62.76+/- acre tract just outside Lubbock and Shallowater, Texas. This tract is located in a highly desirable area with residential development already present around most of the property. This tract is an opportunity for development or a longtime hold, with the future Loop 88 projected to run just outside the southern border of the property.



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**Location:** The location of the farm is highly desirable. The farm is less than two miles from Highway 84, and has access to FM 2641 on the South side of the property.

**Land:** The land is completely covered by Acuff loam, and is an extremely level farm, with only a 1% slope in some areas.

**Farming:** The farm is currently being farmed by a tenant on a crop share as a dryland farm.

**Development:** The farm is located in an area that is currently being developed for single family residential use. The current renderings for Loop 88 also runs just South of the property line.

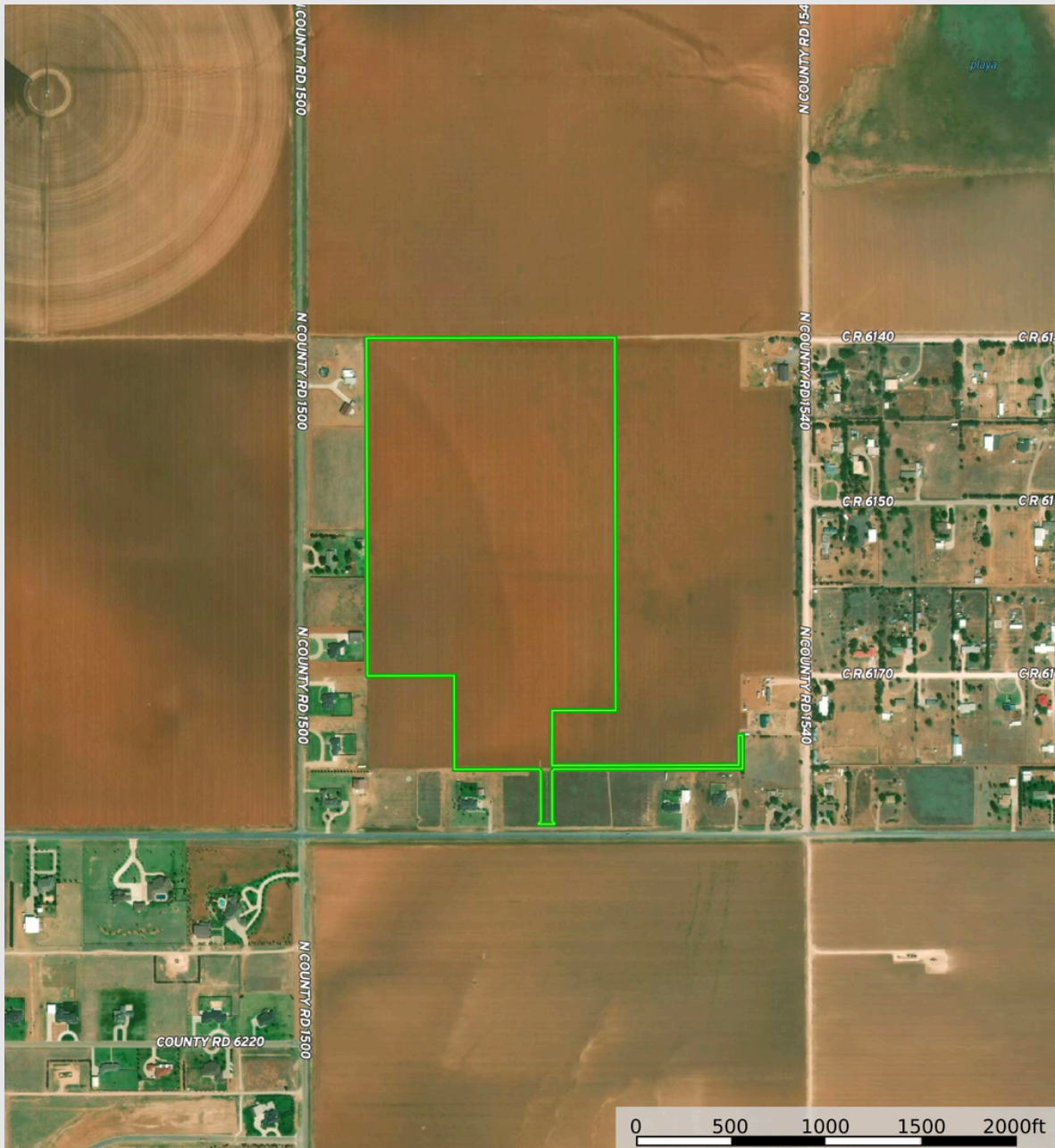
**Minerals:** The sellers will keep any mineral interests currently owned on the property.

Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.





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**Presented By:**  
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