



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



520± Acres Swisher County

HAPPY, TX

\$728,000 (\$1,400/ACRE)

We are pleased to bring to market the exclusive listing of this 520± acre property in northern Swisher County. The property is made up of a combination of grassland and CRP land, providing its new owner with an immediate source of revenue.

520± Acres Swisher County | Happy, TX

Location: The land is located just southeast of Happy, with County Road multiple points of access, including County Road 17 going North and South on the eastern boundary, County Road 15 on the western border running North and South. County Road E touches much of the land also from East to West, and finally, County Road makes up the southernmost border of the land.

Land: The land is made up of a number of different solid types. The most common is Pullman clay loam, which encompasses around 25% of the land. Mansker and Estacado loam combine for around 20%, Lazbuddie clay around 17%, and Lofton clay loam roughly 15%. The farm is generally flat, and has a 0-1% slope throughout, but slopes of up to 3% can be found in some spots.

Water: There are currently two wells on the property.

Improvements: There are presently no other improvements on the land.

CRP: Of the 520± acres listed for sale, 312 are currently enrolled in the CRP (Conservation Reserve Program). The total annual payment for these acres is \$10,342.10.

Minerals: The sellers are not aware of any minerals, and will not convey any if any ownership is found.

Price: The property is listed at \$728,000, or \$1,400/acre.

Listed By:

Logan Harrison, Realtor

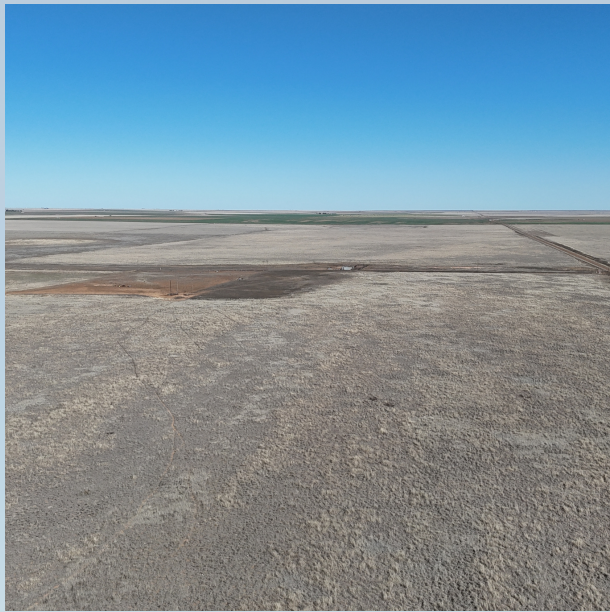
806-559-6564

TX Real Estate Group

Keller Williams Realty

Notes: 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

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Presented By:
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