

Smith Farm

640± acres | \$809,600 | Tulia, Texas | Swisher County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Smith Farm

We are proud to have obtained the exclusive listing on 640 acres of grassland/CRP located in the southeast-quadrant of Swisher County.

Size

According to the Swisher County Appraisal District, this property contains a total of 640 acres, more or less.

Location • Access

The Smith Farm is located in the southeast-quadrant of Swisher County, Texas, being approximately 4 miles north and 2 miles west of the small community of Claytonville, Texas.

Access is good, being by graded CR U on the north, graded CR 22 on the east, graded CR 21 on the west and graded CR V on the south.

Legal Description

All of Section 121, Block A, Abstract 77, A&B Survey, Swisher County, Texas, containing 640 acres, more or less.

General Description

The Smith Farm is currently in an excellent stand of mixed grasses, with 544.88 acres enrolled in the Conservation Reserve Program. This portion of the property is receiving an annual payment of \$12,968 (\$23.80/ac.), with the last payment being in September of 2030. The remaining 95.12 acres, more or less, are considered to be in native pasture, with approximately 53 acres of this area being in a playa lake.

The terrain of this property is mostly level with some slope to the north. The playa lake area located on the north-central side is more of a low depression area with little slope. Basically, 92% of this farm has slopes that only range from 0-1%. Elevation ranges approximately 20 feet, being approximately 3,385 feet on the west side and approximately 3,365 feet on the north side.

The soil quality found on this tract is good, being primarily Pullman clay loam, 0-1% slopes.



Improvements

There are no improvements on this tract.

Water

There are multiple old irrigation wells located throughout the property that have not been operable in many years. It appears that there is one livestock well located on the northeast side of the farm that has been used within the last couple of years.



Price

\$1,265 per acre • \$809,600

Taxes

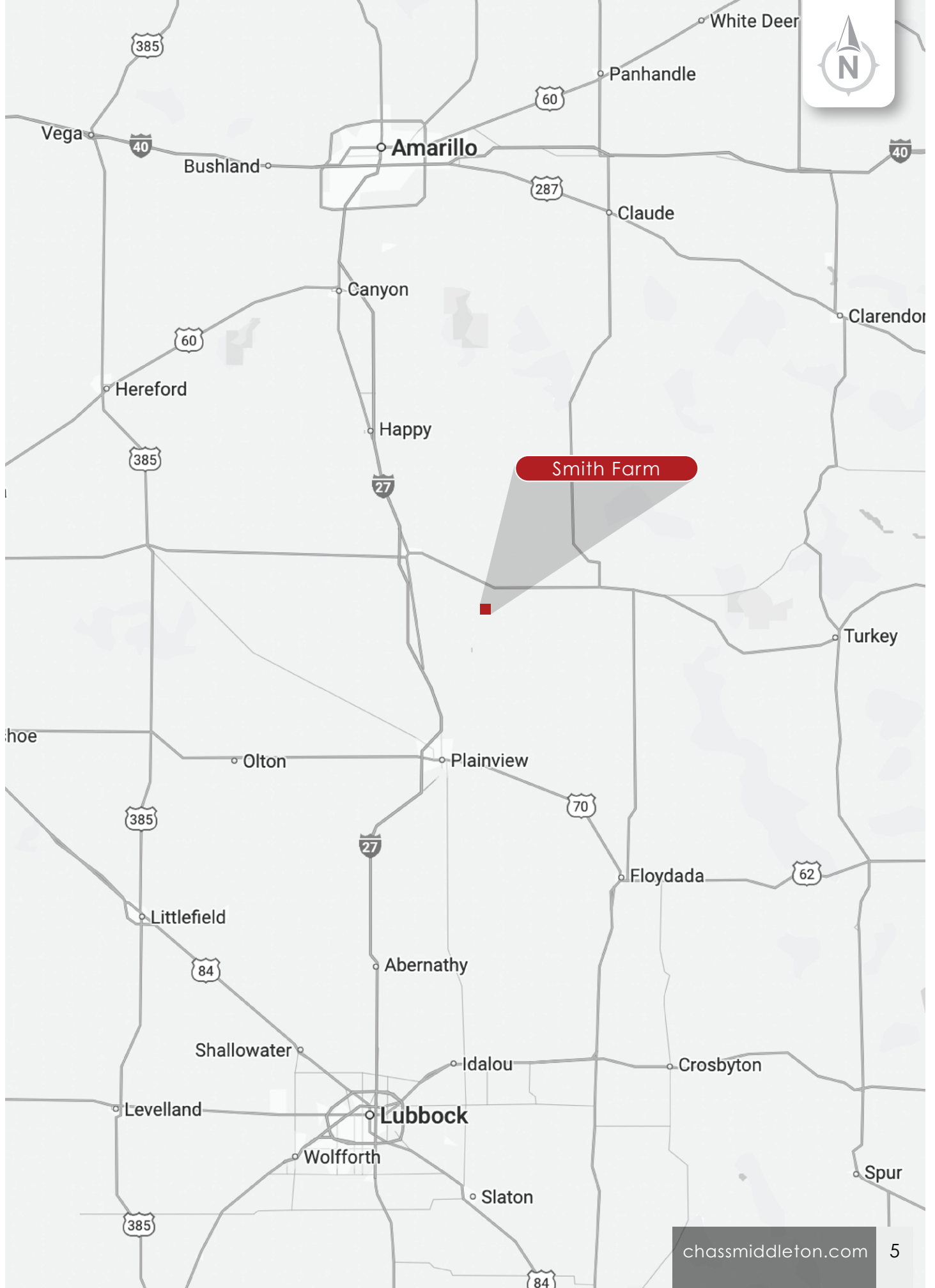
+/- \$1,700

Minerals • Wind Energy

No minerals will convey. 100% of the wind energy will convey.

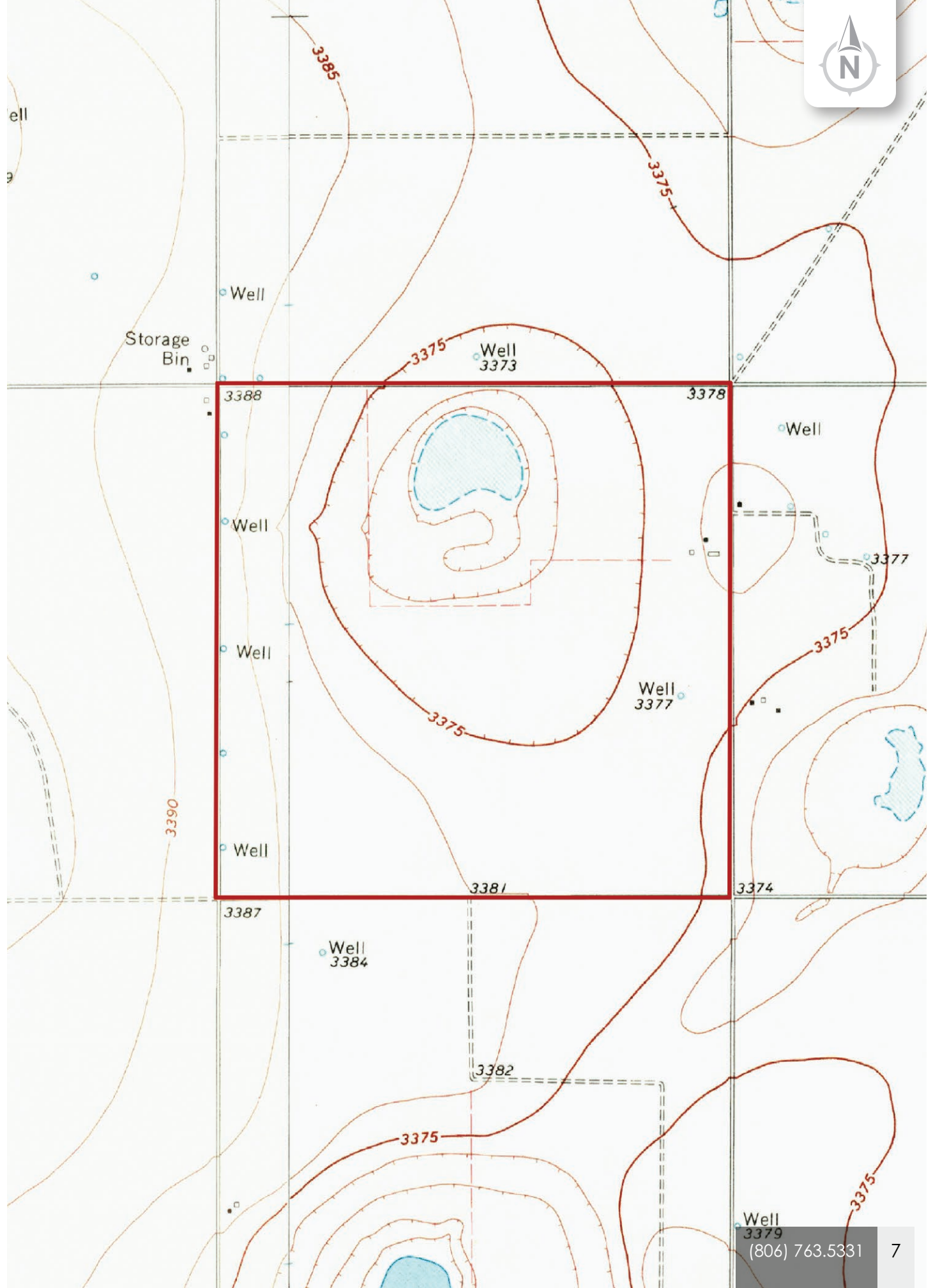
Remarks

If you are in the market for a productive full section of land located in Swisher County, please call Rusty Lawson at (806) 778-2826 for additional information.





34.4412, -101.6192



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Rusty Lawson

Associate Broker • TX
Certified Appraiser • TX

(806) 778.2826

rusty@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

