

# +/- 656.55 ACRES FOR SALE

NEC of CR 624 and CR 526, Hart, TX 79027



**Jim Leatherwood**

Managing Partner / Broker

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**Russ Webb**

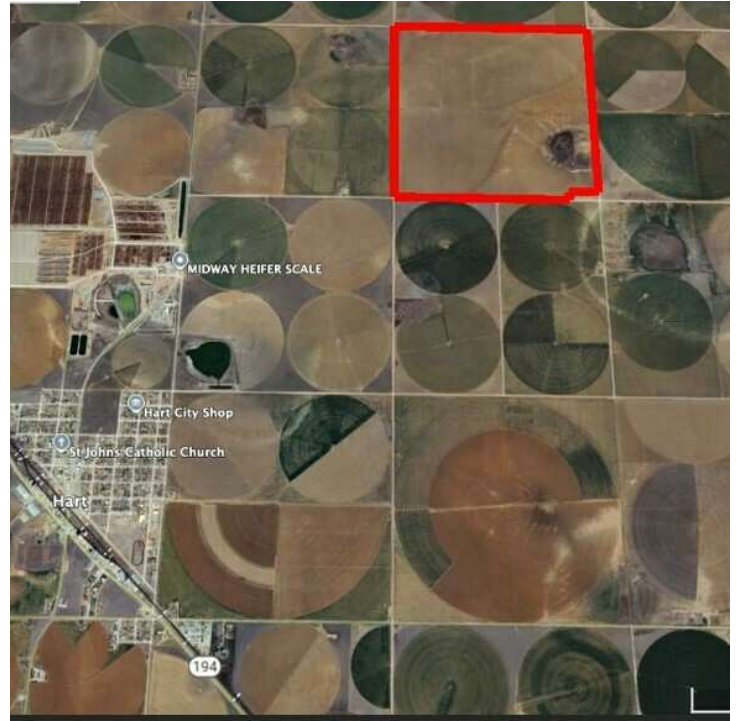
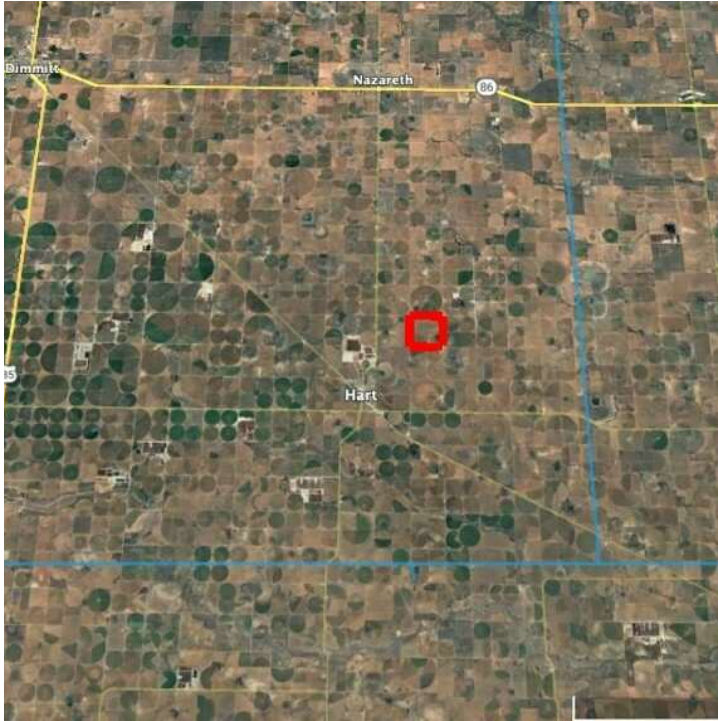
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Hart, TX 79027



## OFFERING SUMMARY

Sale Price:	\$1,600,000
Available SF:	28,599,318
Lot Size:	+/- 656.55 Acres
Price / Acre:	\$2,437
Zoning:	Unincorporated / AG

## PROPERTY OVERVIEW

Discover a prime investment opportunity at this exceptional property located in the heart of the picturesque area, northeast of Hart, TX in Castro County. Boasting coveted zoning designations for unincorporated and agricultural use, this expansive parcel provides endless potential for a variety of ventures. The predominant land use in the area is farming and ranching. The area is currently experiencing a demand for vacant rural properties. In addition, the property has potential for income producing ventures such as, but not limited to, the use of pastures for grazing, cutting for round bales of grass/hay, cash lease for grazing to a neighbor, and for hunting/fishing. Additionally, this land could be utilized to grow cotton, wheat, and sorghum which are all economically feasible at this time. Don't miss the chance to secure a remarkable piece of real estate in this desirable and growing region.

## PROPERTY HIGHLIGHTS

- Zoned Unincorporated / AG which permits a wide variety of uses
- Property has 4 irrigation wells that produce approximately 450 gallons per minute
- Ample space for development
- Located in the sought-after Hart area in Castro County

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# NEC OF COUNTY ROAD 624 AND COUNTY ROAD 526

LAND FOR SALE

Hart, TX 79027



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	1	4
Average Age	37	38	38
Average Age (Male)	38	38	38
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	1
# of Persons per HH	0		4
Average HH Income	\$78,573	\$78,573	\$78,573
Average House Value	\$202,099	\$202,099	\$202,099

Demographics data derived from AlphaMap

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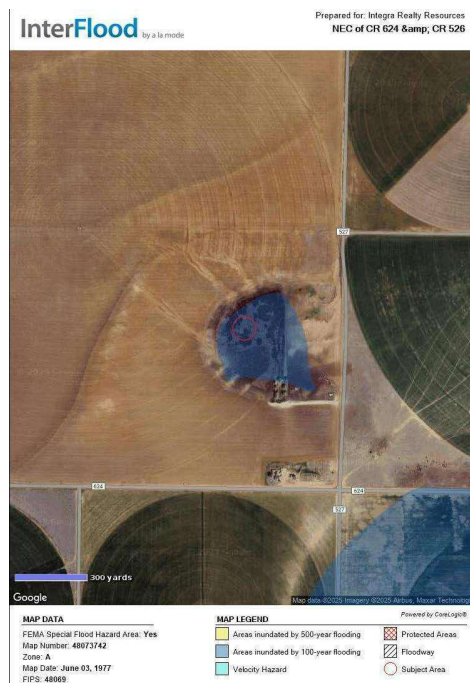
**SILVER OAK**  
COMMERCIAL REALTY



## NEC OF COUNTY ROAD 624 AND COUNTY ROAD 526

LAND FOR SALE

Hart, TX 79027



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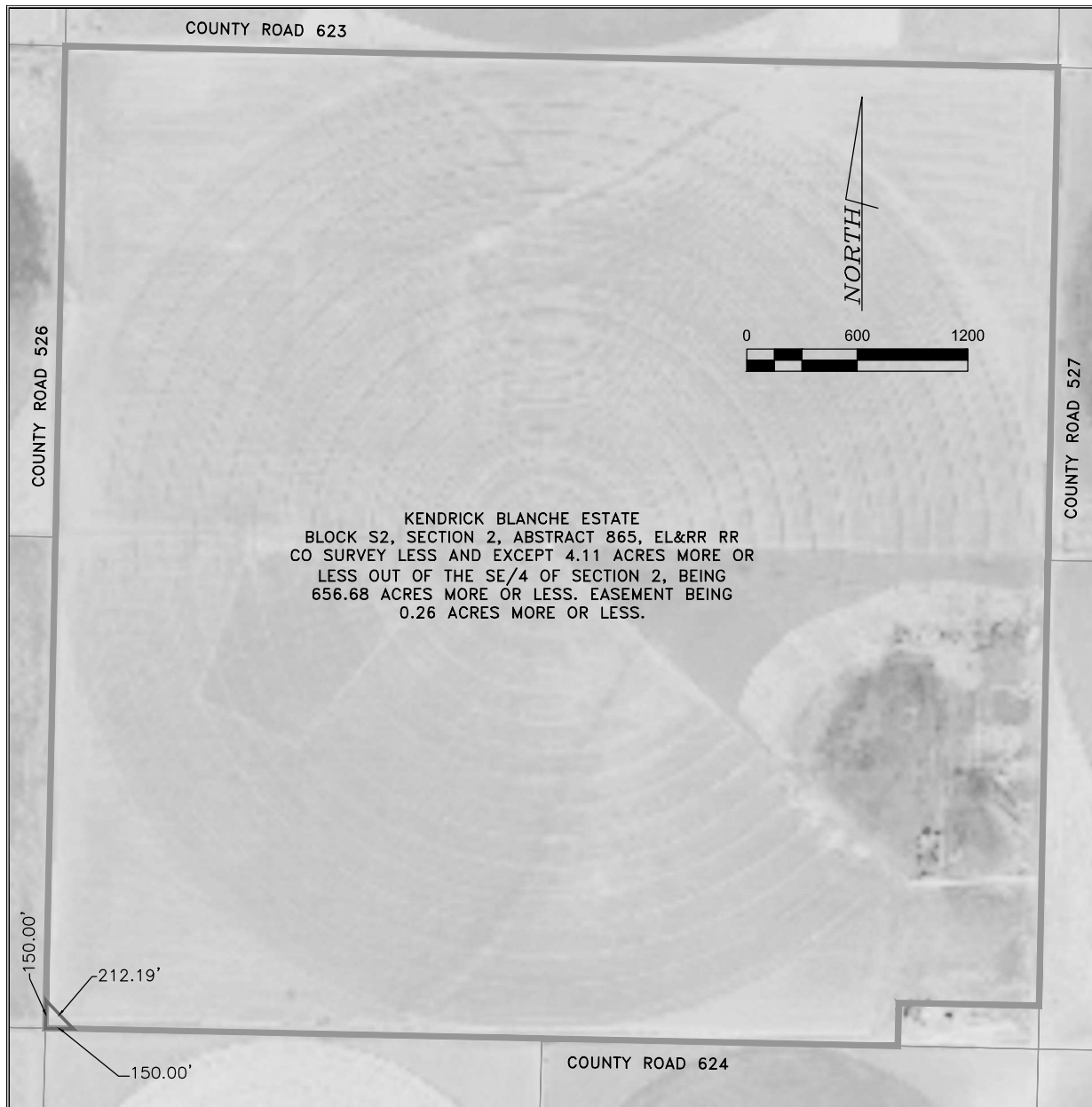
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**SILVER OAK**  
COMMERCIAL REALTY



## EXHIBIT B

KENDRICK BLANCHE ESTATE  
BLOCK S2, SECTION 2, ABSTRACT 865, EL&RR RR  
CO SURVEY LESS AND EXCEPT 4.11 ACRES MORE OR  
LESS OUT OF THE SE/4 OF SECTION 2, BEING  
656.68 ACRES MORE OR LESS. EASEMENT BEING  
0.26 ACRES MORE OR LESS.

LEGEND

- TRANSMISSION LINE
- EASEMENT
- PARCEL OUTLINE

Abstract 865, Block S2

COUNTY ROAD 623

COUNTY ROAD 526

COUNTY ROAD 527

COUNTY ROAD 624

LOCATION MAP


(NOT TO SCALE)

**Note:**  
This "Exhibit B" is preliminary in nature and does not represent a field survey location or final surveyed document. Facilities shown are preliminary and subject to final design. It is the responsibility of the user to determine if this is the most recent Exhibit. Parcel Outlines shown are based on Castro and Swisher Texas GIS data and should not be relied upon as Land Boundary Survey.

PROPERTY OWNER APPROVAL

OWNER	DATE
OWNER	DATE

Project: HART WIND	Revision/Date:
Scale: See Graphic Scale	
Date: 07/202	
Drafted: TRS	
Checked: Staff	
EXHIBIT B 1 X 17	
HART WIND EXHIBIT B.dwg	



**CookPLS National, Inc.**  
8213 Glade Ave. Oklahoma City,  
OK 73132  
405-603-5511

**NEXTERA ENERGY RESOURCES**  
**HART WIND, LLC - EXHIBIT B**  
**CASTRO AND SWISHER, TEXAS**



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date