



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



Price Reduced

320± Acres Bailey County

MAPLE, TX

NOW LISTED AT \$352,000 (\$1,100/ACRE)

We are pleased to have obtained the exclusive listing of this 320± acre tract, formerly in CRP, in Bailey County, Texas. This property presents a host of possibilities, including future farming, a cattle operation, or even a homesite.

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Location:

Located just North of HWY 54 and just a stone's throw from the State Line, this property is sure to cater to Texas and New Mexico buyers alike. County Road 21 runs North and South along the farm's eastern border, granting purchasers easy access.

Land:

Roughly 150 acres (46%) of the soil is in Portales loam, with 0-1% slopes. Kimberson gravelly loam, with 0-3% slopes covers around 14% of the land (45 or so acres). Around 13% of the soil is Midessa fine sandy loam. Additionally there are a number of other various soil types on the property. For a full soils report, please contact the listing agent.

Water:

There is one well on the property, located on the east side near the perimeter. This well is owned and operated by an energy company in the area.

Improvements:

There are a few older barns in the northeast corner of the property.

Government Programs:

The land has formerly been enrolled in the CRP (Conservation Reserve Program). While there is not a current contract, a buyer could potentially attempt to re-enroll the tract if they wish.

Minerals:

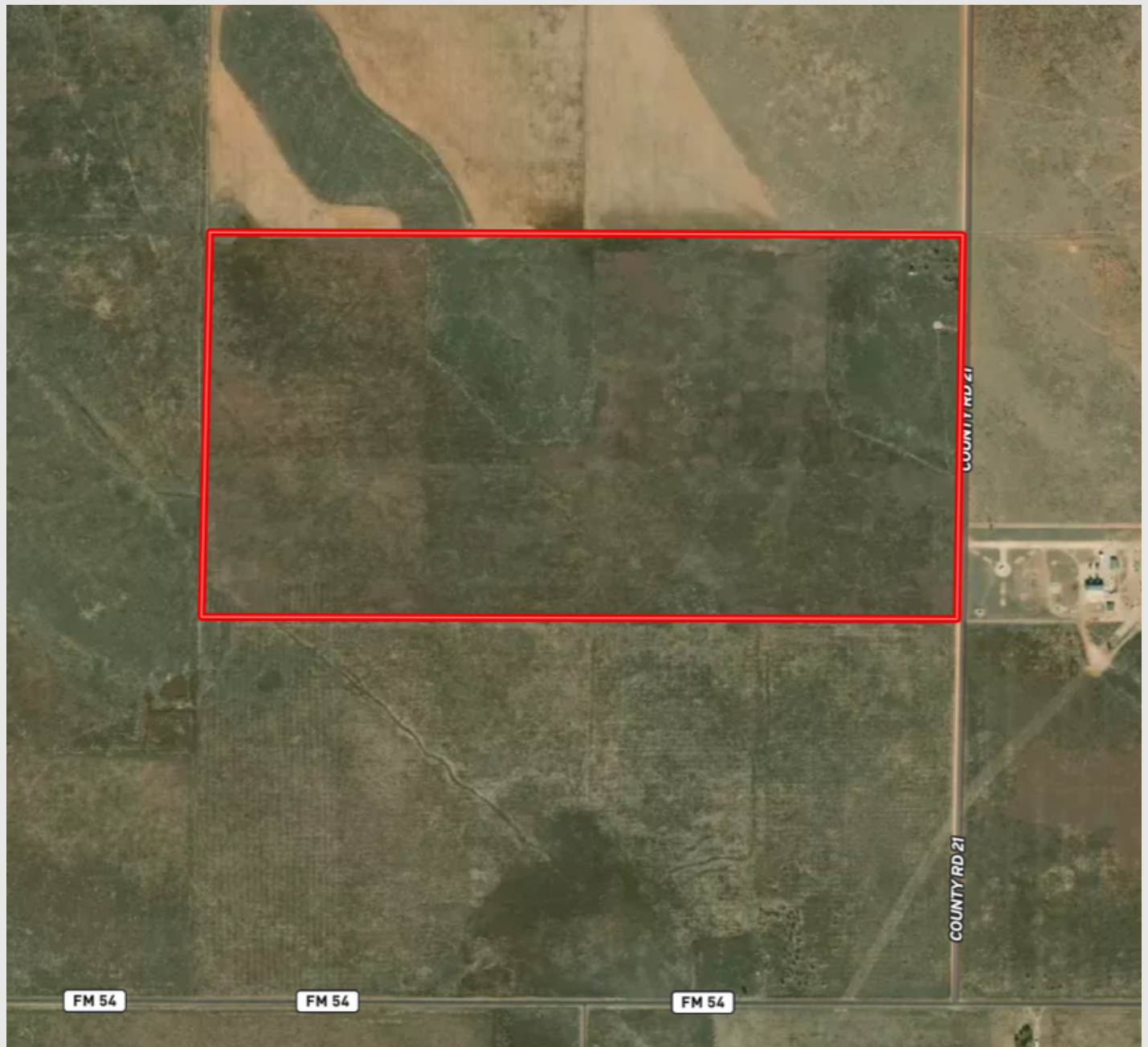
The sellers will be retaining all mineral ownership in the farm.

Price:

This property is being listed at \$400,000, or \$1,250/acre.

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 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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