



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



*Just Reduced*

## **320± Acres Terry County**

BROWNFIELD, TX

NOW LISTED AT: \$650,000(\$2,031/ACRE)

We are pleased to present the exclusive listing of this productive half section in southeast Terry County, Texas. This farm has multiple applications, as it is partially in irrigation, as well as equipped with a lucrative CRP contract, which a future buyer could decide to either buyout, or keep intact for a passive income stream for years to come.

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**Location:** Situated on paved FM 213 on the South side of the property running East and West, the farm has easy access year round. Additionally, County Road 575 runs North and South along the western boundary of the property.

**Land:** The farm has multiple soil types throughout. Most prominently, Arvana loamy fine sand covers around 35% of the property, and Midessa fine sand can also be found throughout, covering just under 40% of the farm. Other soils can also be located on the farm as well. While the majority of the farm has slopes ranging from 0-3%, there are small portions that have up to a 12% slope. The majority of this can be seen on the far North side of the tract. For a full soils report, please contact the listing agent.

**Water:** There are multiple wells on the property supplying water to the pivot, as well as additional wells that can be either tied in, or used for additional irrigation systems. In total, the pivot is powered by 7 wells, pumping an estimated 175 GPM collectively, per the seller. There are also three additional wells which have not been tied in and are not currently in use, but could be if a buyer wished.

**Improvements:** In addition to the wells on the farm, there is a 2024 Reinke quarter mile pivot, which will convey with the purchase, and a gathering tank on the farm's western edge. These improvements along with the wells offer the property's new owners considerable depreciable assets.

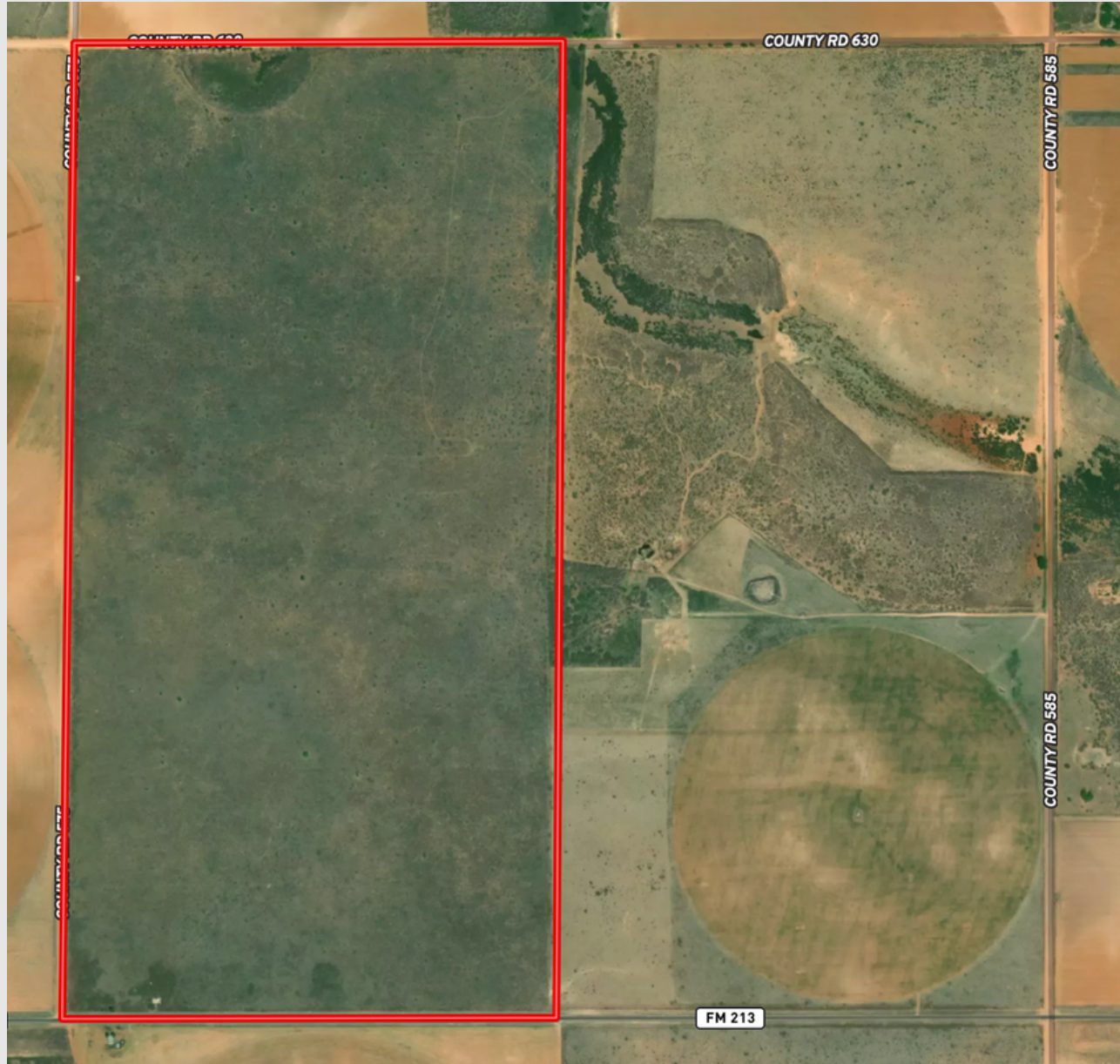
**Government Programs:** The farm features approximately 248.44 acres in the CRP (Conservation Reserve Program). The contract runs through 9/30/2032, and has an annual rental rate of \$10,109.00, or \$40.69/acre.

**Minerals:** The seller is not aware of any mineral ownership on the property.

**Price:** This farm is being offered for sale for \$650,000, or \$2,031/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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**Presented By:**  
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