



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



601± Acres in Nolan County

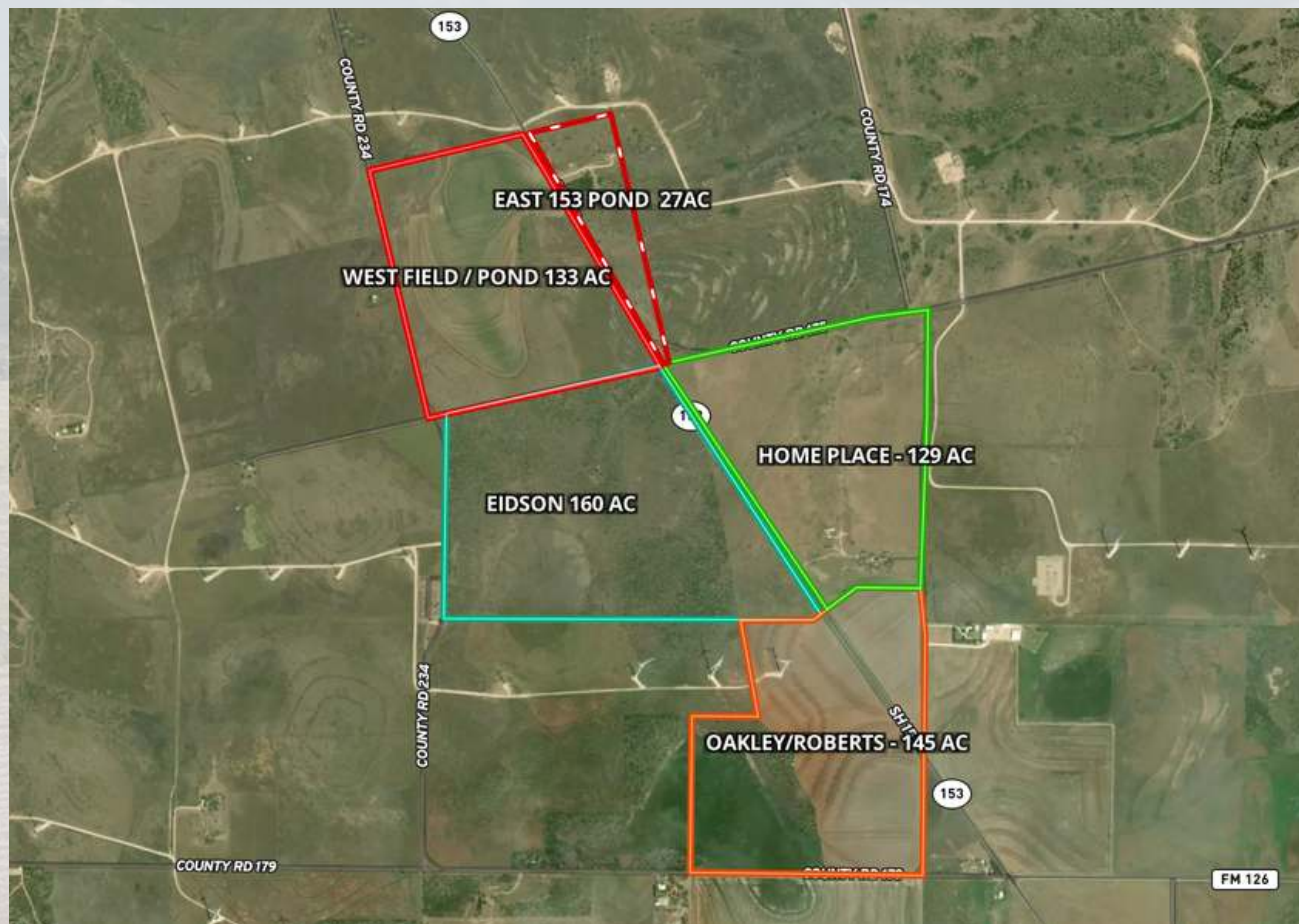
NOW LISTED AT: \$1,525,000

We are pleased to present the exclusive listing of this 601± acre property in Nolan County. With incredible amenities and wonderful topography, this property is a unique combination of cultivated land, good hunting ground, and a place to call home.

Located just East of HWY 70, this property is roughly 15 miles outside of Sweetwater, 55 miles from Abilene, and 137 miles from Lubbock. SH 153 runs through the heart of the property, granting easy access from any angle. County Road access provides more access points, with CR 234 running North and South along the western border, CR 231 along the eastern edge, and CR 179 stretches across the southern boundary.

txrealestategroup.com | tommy@txrealestategroup.com | 806-759-2243

601± Acres | Nolan County



Home Place

- 129± Acres
- Main House - 2 Bed, 2 Bath
- Guest House - 4 Bed, 2 Bath
- Barn
- Workshop with Garage
- Painted Pickleball Court in the Barn with Removable Net
- 2 Water Wells
- 1 Wind Turbine

Eidson

- 160± acres of Great Hunting Ground
- 1 Water Well
- Electricity

Westfield

- 131± Acres Dryland Farm

Eastfield Pond

- 29± Acres with Pond
- Water Well
- Electricity

Oakley Roberts

- 152± Acres
- 1 Wind Turbine Conveys
- Dryland Farm
- 44± Acres of Grass
- 1 Water Well
- Electricity

601± Acres | Nolan County - Home Place



Land: The land consists of a number of various soil types. Tobosa clay with 0-1% slopes covers around 28% of the land, Kavett clay (1-3% slope) comprises roughly 24%, and Valera silty clay (0-3% slopes) makes up just under 14% of the ground. For a full soils report, please contact the listing agent.

Water: There are a total of five water wells, one of which is powered via a wind turbine. An additional pond is present on the “Eastfield” tract.

Improvements: The property has an array of various improvements. The “Home Place” tract has two houses on it. The main house is a 2 bed, 2 bathroom house, and also features a 4 bedroom, 2 bath guest house. This tract also includes a barn, a workshop with a garage, a pickleball court, and a 1997 model F-150 pickup and bumper pull trailer that will convey with an acceptable offer. The Home Place is fully fenced, and fencing can be found throughout various parts of the different tracts.

Wind: The sellers receive roughly \$7,000 / year via wind energy royalties. The sellers will convey all wind rights and wind royalties with an acceptable offer. For more information on this, please contact the listing agent.

Hunting/Farming/Government Programs: There are various hunting opportunities on the property, including deer, hogs, turkey, quail, dove, and other varmints. The cultivation on the property is being farmed by a tenant, who would be willing to continue should the new owner so choose.

Minerals: All mineral ownership currently held will be retained by the seller.

Price: The full 601± acres is being offered at \$1,525,000, or \$2,537/acre. These tracts can be purchased together or divided and purchased individually. There are two additional tracts of land that can also be purchased with the 601±, or via a separate transaction. Please contact the listing agent for a full breakdown of pricing and acreage options.

601± Acres | Nolan County - Main House



601± Acres | Nolan County - Guest House



Eidson



- 160± Acres
- Great Hunting Ground
- 1 Water Well
- Electricity
- Roughly 30% of ground consist of Kavett clay
- Roughly 20% of the ground consist of Tobosa Clay
- Roughly 18% of the ground consist of Valera Clay

601± Acres | Nolan County - Westfield

Westfield



- 131± Acres
- Dryland farm
- Roughly 50% of the ground consist of Tobosa Clay
- Roughly 18% of the ground consist of Valera silty clay
- Roughly 16% of the ground consist of Valera silty clay

Oakley Roberts



- 152± Acres
- 1 Wind Turbine Conveys
- Dryland Farm
- 44± Acres of Grass
- 1 Water Well
- Electricity
- Roughly 40 % of the ground consists of Tobasa clay
- Roughly 20% of the ground consists of Roscoe clay
- Roughly 20% of the ground consists of Hermleigh clay
- Roughly 10% of the ground consists of Kavett Clay

601± Acres | Nolan County



Presented By:
Tommy Kingston, Listing Agent

806-759-2243

tommy@txrealestategroup.com

4223 85th St, Lubbock, TX 79423

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.



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.

11-2-2015



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.

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.

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.

Keller Williams Realty	494693	klrw238@kw.com	806-771-7710
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Pamela Titzell	465722	pamtitzell@kw.com	806-771-7710
Designated Broker of Firm	License No.	Email	Phone
Pamela Titzell	465722	pamtitzell@kw.com	806-771-7710
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tommy Mack Kingston	807025	tommy@txrealestategroup.com	806-759-2243
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date