



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



322± Acres Hockley County

ROPESVILLE, TX

\$2,656,500 (\$8,250/ACRE)

We are pleased to present the exclusive listing of this 322± acre tract in Hockley County, Texas. This property is strategically located on Highway 82-62 in Ropesville, Texas and is prime ground for future development or farming opportunities.

322± Acres in Hockey County | Ropesville, TX

Location: The property is approximately 16 miles and roughly a 20 minutes drive from Lubbock, Texas. Per our mapping resources, this property borders Ropes city limits in the southwest corner, allowing for potential annexation and easy development.

Water: The property has 5 irrigation wells at approximately 200 GPM (combined).

Improvements: The majority of the land has been farmed as dryland, however the wells feed roughly 50± acres of drip irrigation, which is located on the eastern side of the farm.

Soil: The property is made up of approximately 61.12% Acuff Loam with 0-1% slope in the southern portion. As well as 38.88% Amarillo fine sandy loam with 0-3% slope on the northern side of the property.

Price: This farm is being offered at \$2,656,500 or \$8,250/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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