

Knutson North Farm

89.5± acres | \$1,082,950 | Randolph, Texas | Fannin County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Knutson North Farm

Tucked away in a secluded setting just off Highway 121, Knutson North Farm offers a prime mix of income generation and recreation or a fine place for a country home. This farm has been in the same family for more than 50 years and holds an Ag-Exemption and a reliable long-term tenant farmer is in place.

Size

89.50 total acres, more or less, according to the Fannin County Appraisal District.

Location

The farm is located one and a quarter mile northwest of Randolph on all-weather, County Road 4515. This location provides quick access to Highway 121. County Road 4234, an unimproved graded road, runs along the entire eastern boundary. The farm is located approximately thirty miles north of McKinney.



Legal Description

69.50 acres out of the S.H. Hitchcock Survey, Abstract No. 478 (Parcel ID: 76442), 18.0 acres out of the O.P. Harrison Survey, Abstract No. 501 (Parcel ID: 76632) and 2.0 acres out of the James Sinclair Survey, Abstract No. 1043 (Parcel ID: 83976) in Fannin County, Texas.

Description

The property has a gently sloping topography with a productive mix of clay loam and silt loam soils with slopes of 1% to 3%. Approximately 79 acres are in cropland. The balance is a 10.5-acre block of mature hardwoods with a wet season creek and pond. These attributes offer enhanced recreational appeal and great habitat for wildlife.

The entire property is outside the FEMA floodplain and there are no petroleum pipelines or electric transmission lines present on the property.

Farm Service Agency base acres and yields:

Wheat: 33.1 acres, with PLC Yield of 42 bushels

Grain Sorghum: 47.5 acres, with PLC Yield of 44 bushels

2025 Estimated Taxes: \$550











Electricity • Water

The Knutson North Farm is located in the Fannin Electric Cooperative service area and there are single-phase electric lines located along the eastern and southern boundaries. Presently, the property is not connected to a rural water line; however, water service is available from Southwest Fannin Special Utility District.

Price

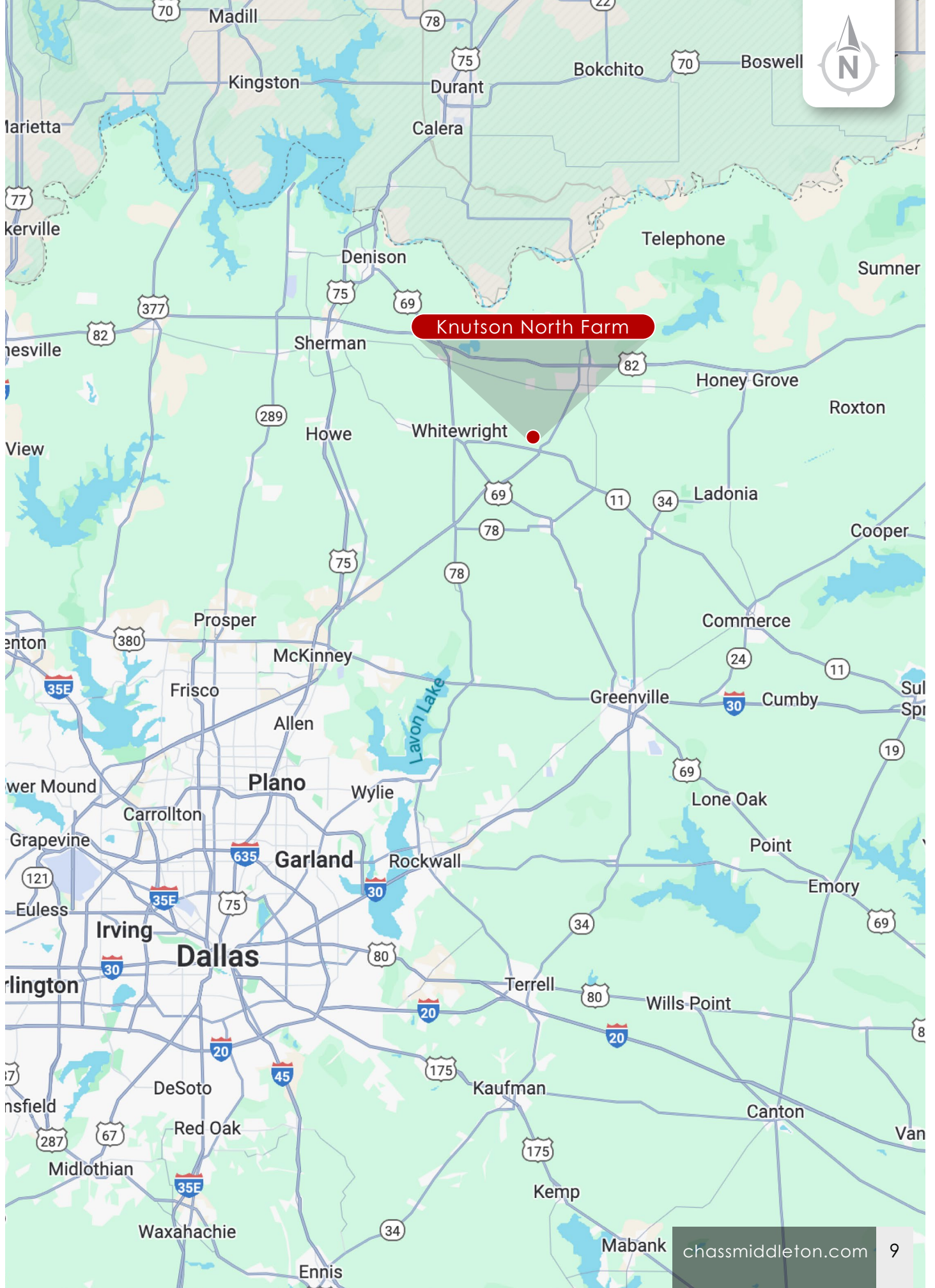
\$1,082,950 • \$12,100 per acre

Minerals • Wind Energy

All owned minerals, wind and solar rights will be conveyed.

Call Mickey Nixon for more information or to schedule a private showing at (806) 786-9958.







COUNTY RD 4150 COUNTY RD 4150 COUNTY RD 4150 COUNTY RD 4150

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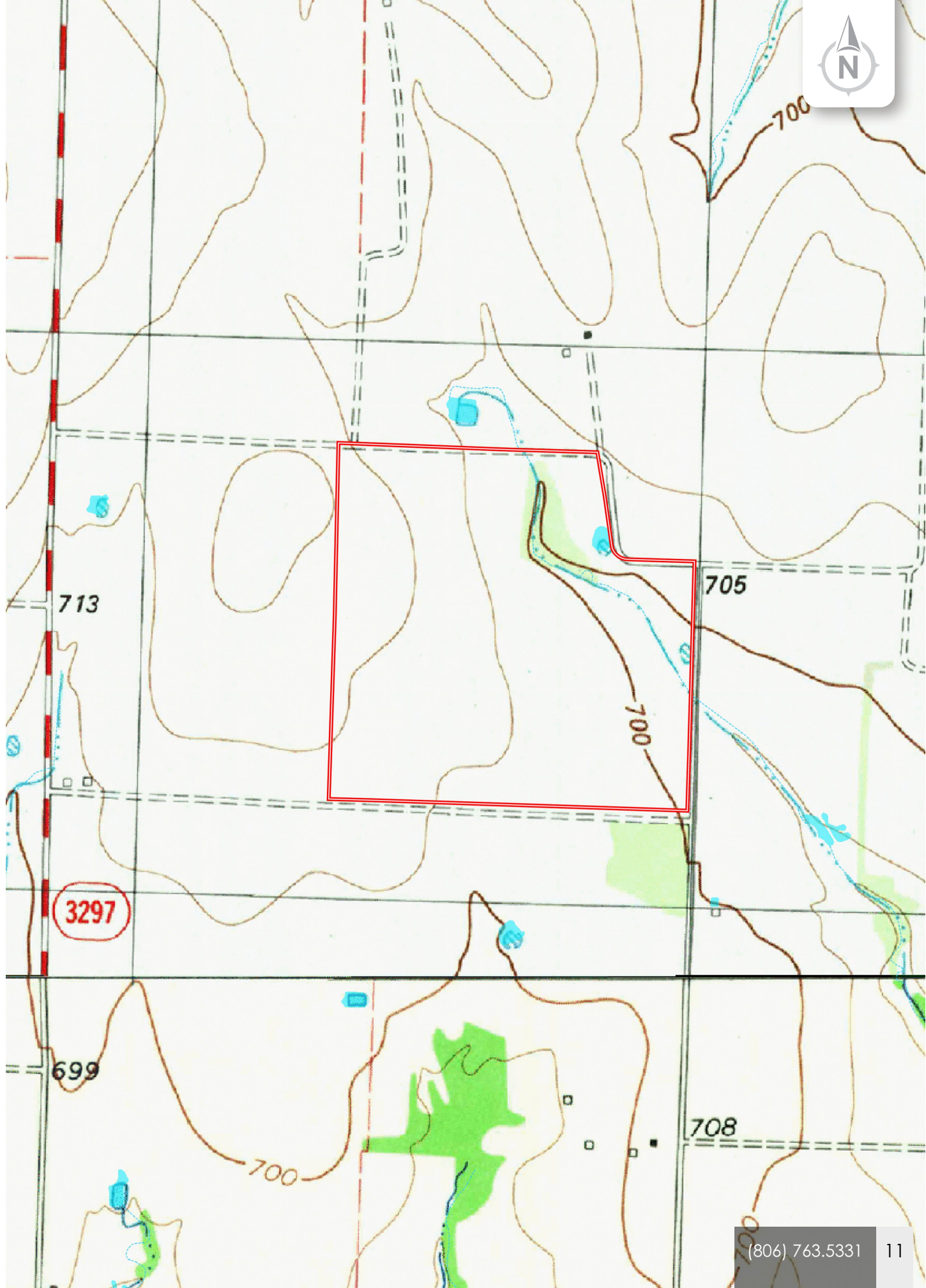
COUNTY RD 4155

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33.5056, -96.2698



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YouTube

