

Knutson Highway 11 Farm

71± acres | \$1,054,350 | Randolph, Texas | Fannin County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Knutson Highway 11 Farm

Perfectly situated along the fast-growing Highway 121 corridor, Knutson Highway 11 Farm offers 71 acres of productive tillable land situated half a mile east of the Randolph community in southwestern Fannin County.

This highly accessible farm has been in the same family for more than 50 years and represents a prime opportunity for an investor seeking an Ag-Exempt, income producing property with future development potential. A reliable tenant farmer is in place

Location

The farm is conveniently located half a mile east of Randolph along the north side of Highway 11 with approximately 840 feet of frontage. 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

65 acres out of the Thomas Lindsey Survey, Abstract No. 638 (Parcel ID: 78849) and 6 acres out of the John M. Patton Survey, Abstract No. 890, (Parcel ID: 82037) in Fannin County, Texas.

Description

The property has a gently sloping topography and productive silt loam soils with slopes of 0% to 1%. Approximately 70 acres are in cropland with a bordering row of mature hardwoods on two sides. 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: 27.5 acres, with PLC Yield of 42 bushels

Grain Sorghum: 39.5 acres, with PLC Yield of 44 bushels

2025 Estimated Taxes: \$225



Electricity • Water

Knutson Highway 11 Farm is an unimproved tract located in the Fannin Electric Cooperative service area and there is a power pole and single-phase electric distribution line located in the northeast corner.

Presently, the property is not connected to a rural water line; however, water service is available to the western portion of the site from Randolph Water Supply Corporation and the eastern portion from Southwest Fannin Special Utility District.



Price

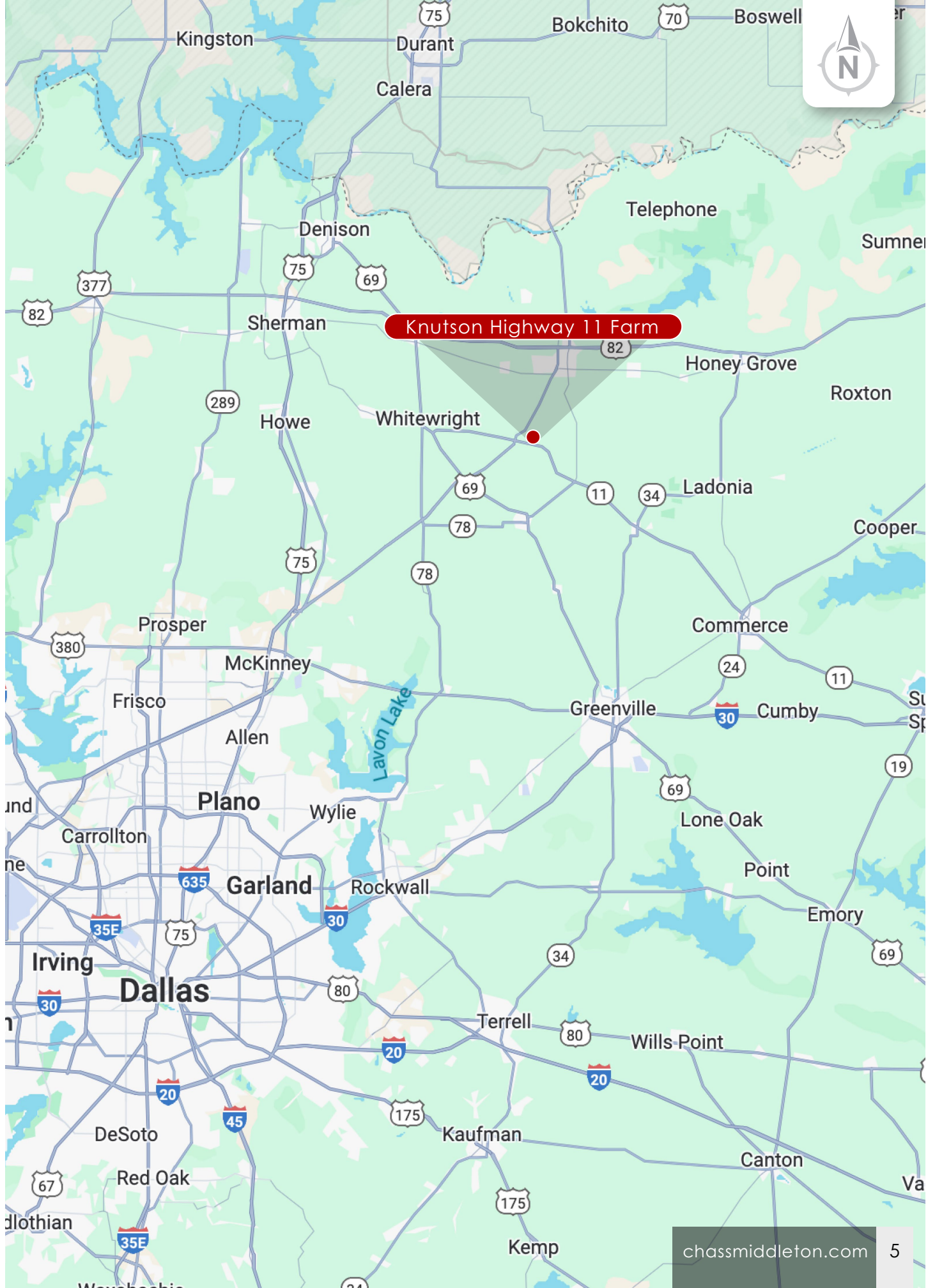
\$1,054,350 • \$14,850 per acre

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.





Knutson Highway 11 Farm



RD 4236

COUNTY RD 4236

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33.4850, -96.2412



Randolph
Cem

CO RD 4236

650

650

Randolph

F C 4700

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Mickey Nixon, ARA

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YouTube

