



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



*Just Reduced*

## 927 Acres - Hale County

EDMONSON, TX

NOW LISTED AT: \$2,502,900(\$2,700/ACRE)

We are pleased to present the exclusive listing of this highly productive farm in Hale County, Texas, totaling 927± contiguous acres with approximately 700± acres under irrigation.



# 927± Acres Hale County | Edmonson, TX

**LOCATION:** Located just 2.5 miles east of Edmonson and 10 miles northwest of Plainview, this property offers excellent accessibility. It is bordered by County Road 5 to the North, County Road 0 to the East, County Road 20 to the South, and Nix Road to the West. A tenant is currently in place and is willing to continue farming, providing a turn key opportunity for the new owner.

**LAND:** The land is exceptionally flat and well-suited for farming. The soils are predominantly Pullman clay loam, featuring 718.78± acres with 0–1% slopes and 96.71± acres with 1–3% slopes, allowing for efficient cultivation and strong crop production potential.

**IMPROVEMENTS:** All pivots will convey with the sale. The Valley pivots include two 1995 models and one 1996 model, each set up to maximize efficiency. The east quarter is nozzled at 620 GPM, the west quarter at 730 GPM, and the north half at 1,300 GPM.

**WATER:** Water resources on the property are impressive, with a total of 12 wells, 9 of which are currently in use, producing a combined output of approximately 1,600 gallons per minute. Well depths range from 280 to 390 feet, supported by pumps ranging from 5 to 60 horsepower and two booster pumps to maintain consistent irrigation performance.

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

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.

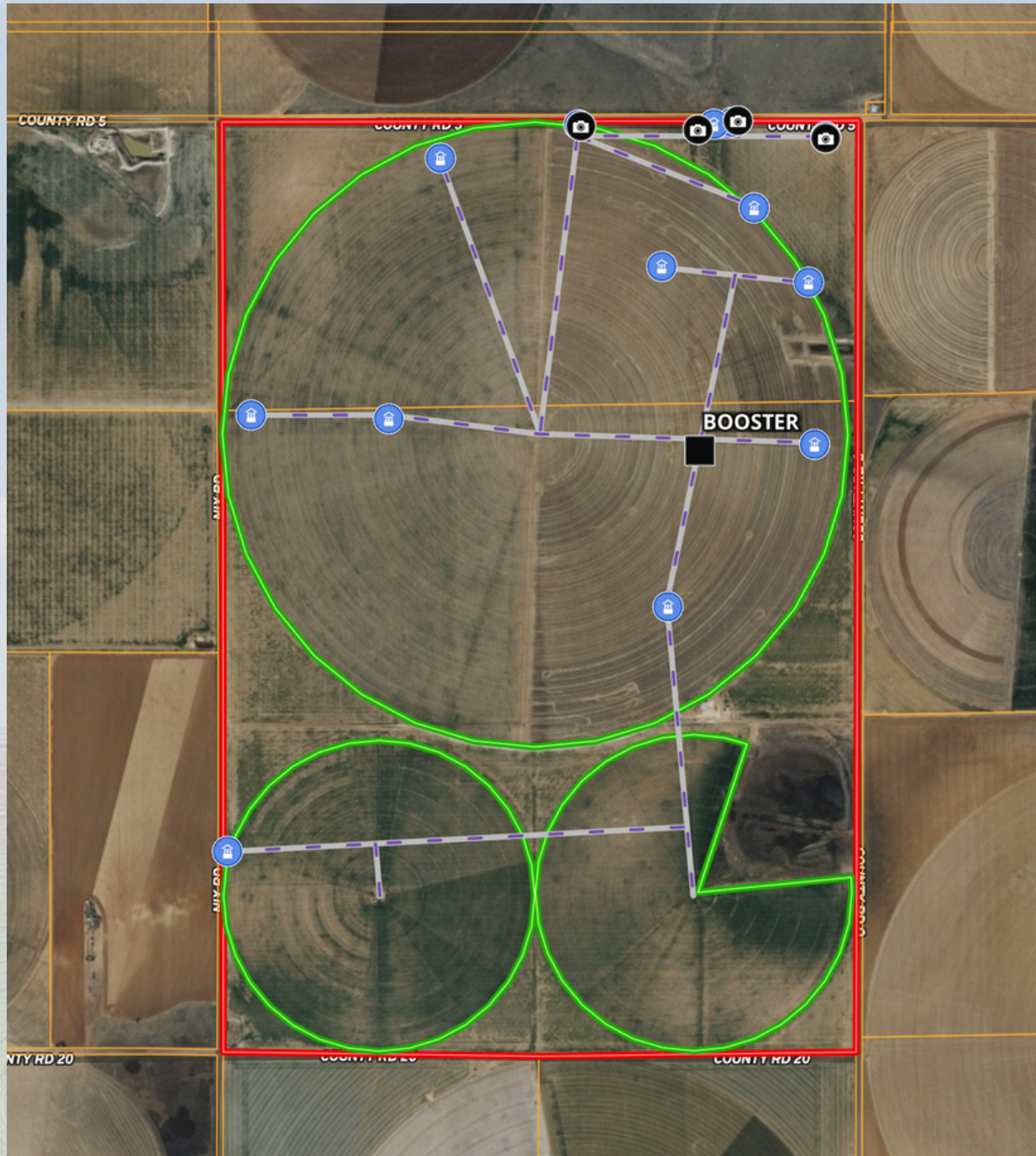


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