



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



*Just Reduced*

## **427± Acres Gaines County**

LOOP, TX

NOW LISTED AT: \$854,000 (\$2,000/ACRE)

We are pleased to present the exclusive listing of this 427± acre tract just outside Loop in Gaines County, Texas. This farm is an opportunity for a new owner to obtain a property with potential for years to come.

# 427± Acres Gaines County | Loop, TX

**Location:** The farm is located roughly 2.5 miles East of Loop, with the North side of the farm having highway access via HWY 83 (going East and West). Access is one of the farm's many appeals, as it also features a paved road on the West side (running North and South) via County Road 133. Additionally, County Road 126 borders the farm running East and West along the property's southern boundary.

**Land:** One of the farm's best features is the soil and flatness of the ground. Generally speaking, this is a very level farm, with slopes on the majority of the property ranging from 0-1%. Slopes up to 3% can be found on some spots of the property. In terms of soil, roughly 60% of the land is comprised of Amarillo fine sandy loam (270 or so acres). Patricia fine sand, Midessa fine sandy loam, and other soils can be found on the farm in smaller quantities. For a full soils report, please contact the listing agent.

**Water:** Per the seller, there are no wells on the property, however there are a number of irrigated farms and wells in the area, and per public well records, the wells in the area range anywhere from 100-250ft.

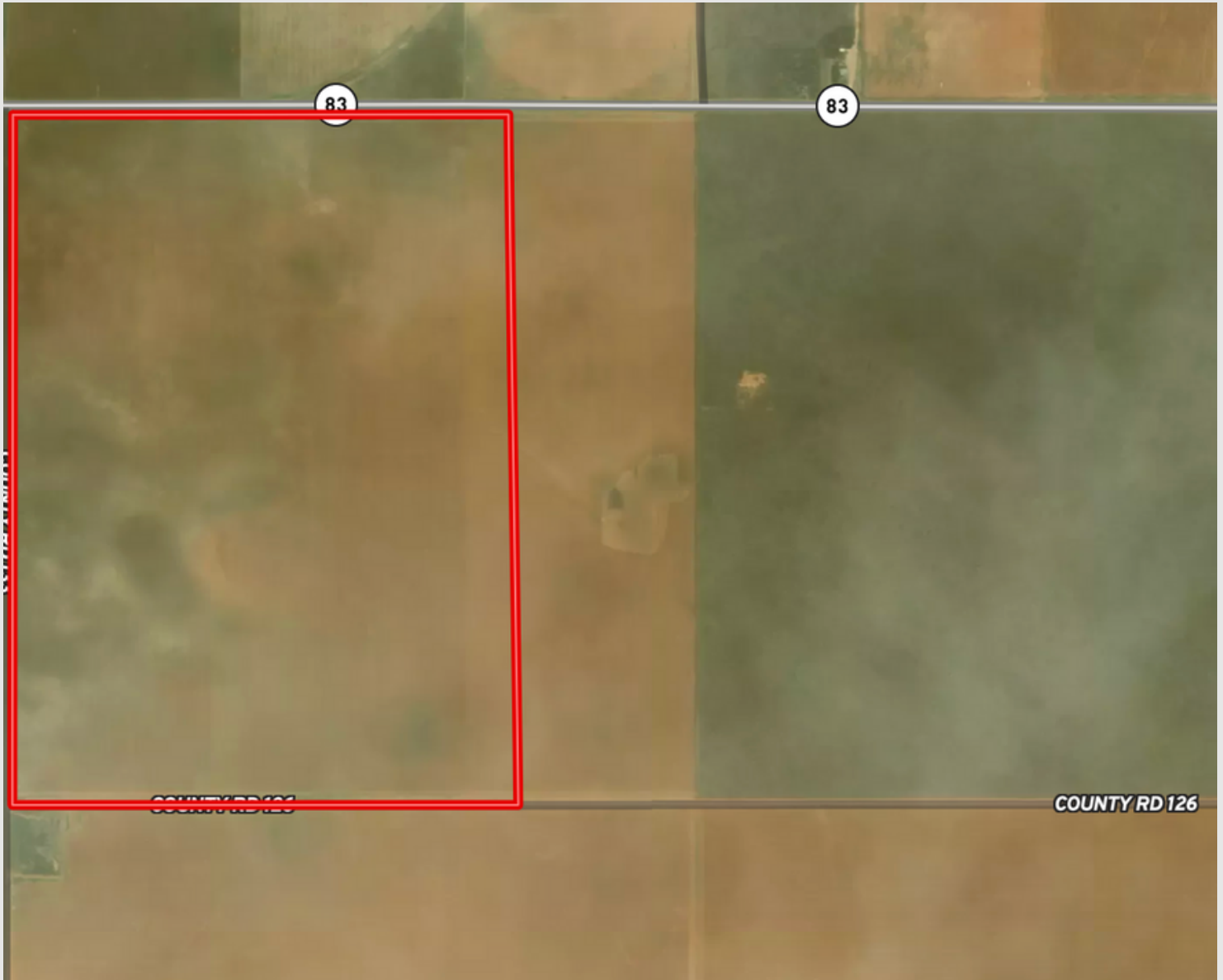
**Improvements:** There are no improvements on the property.

**Minerals:** The sellers will be reserving 100% of any mineral estate currently owned.

**Price:** The farm is being offered for \$854,000, or \$2,000/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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