

101.7± acre Drip Irrigated Moore Farm

101.7± acres | \$350,865 | Lockney, Texas | Floyd County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

101.7± acre Drip Irrigated Moore Farm

We are pleased to offer the exclusive listing on the 101.7± acre, drip irrigated Moore farm in Floyd County, Texas.

Size

101.7 acres, more or less, according to the Floyd County Appraisal District.

Location

The location of the farm is approximately 11 miles north and 1 mile east of the community of Lockney Texas.

Access to the property is good, with County Graded road 109 on the west side and County Graded road 38 on the south.

Legal Description

101.7 acres, more or less, in Section No. 21, Block B-4, Floyd County, Texas.

Description

Approximately 100 acres of drip irrigation is installed on the farm with 80" spacing. The system is serviced by three (3) submersible irrigation wells, with total production estimated at 300 gallons per minute, per the owner.

The farm is level, consisting of Pullman Clay Loam soils with 0-1% slope.

Farm Service Agency seed cotton base of 93.5 acres, with a PLC yield of 2,402 lbs.



Improvements

Drip irrigation system and 3 submersible wells.
Three phase electricity is available on the west side and northeast corner of the property.

Taxes

2024 taxes were \$263.68

Price

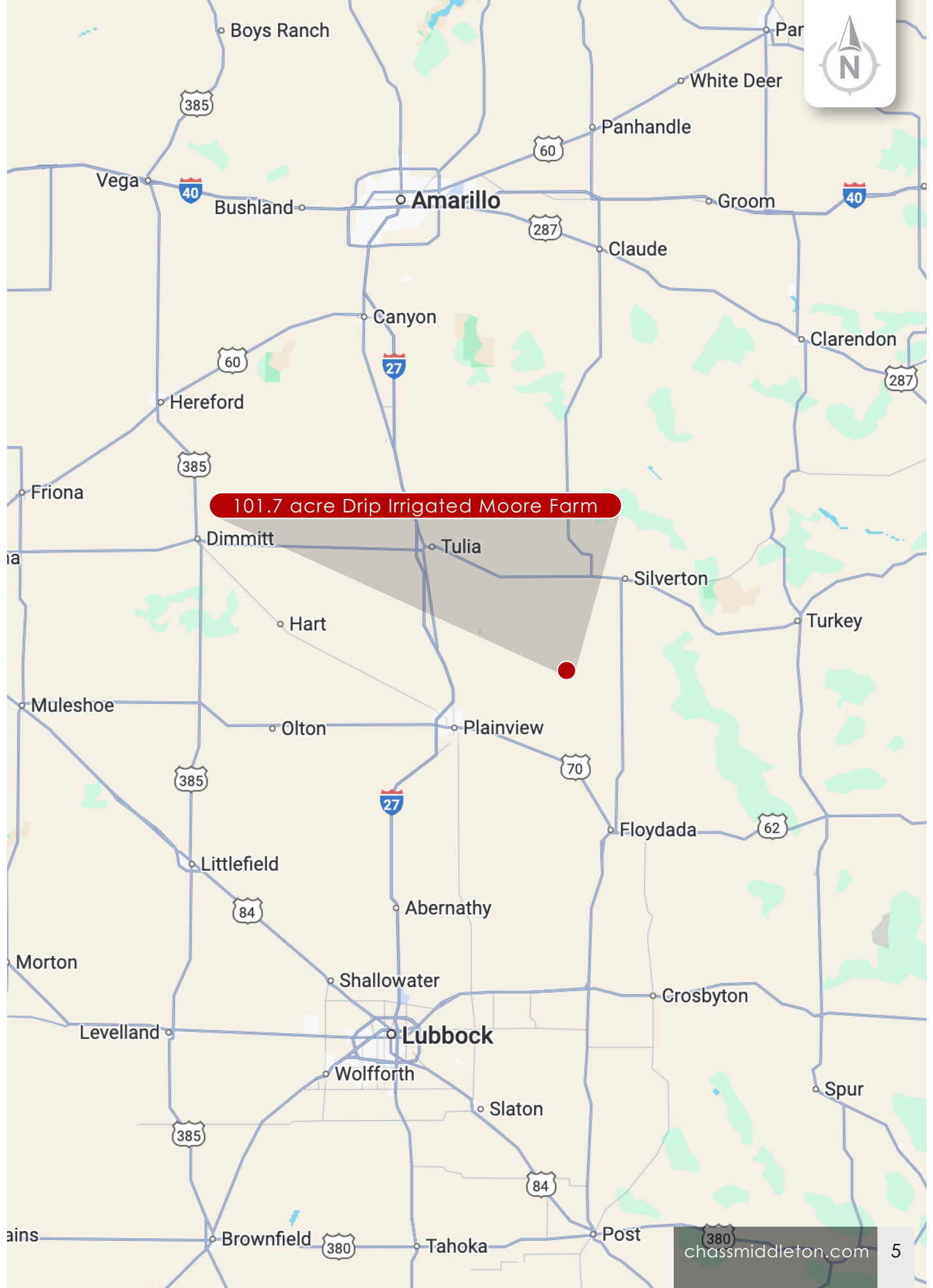
This farm is listed at an asking price of \$3,450 per acre.

Broker Remarks

If you are in the market for a productive drip irrigated farm in the High Plains Region of Texas, this farm should be seen.

Call Clint Robinson for more information or to view the property at (806) 786-3730.

The information contained herein is believed to be correct. However, Chas S. Middleton and Son does not warrant its accuracy. It is the buyer or buyer's agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany buying prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Chas S. Middleton and Son.



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COUNTY RD 109

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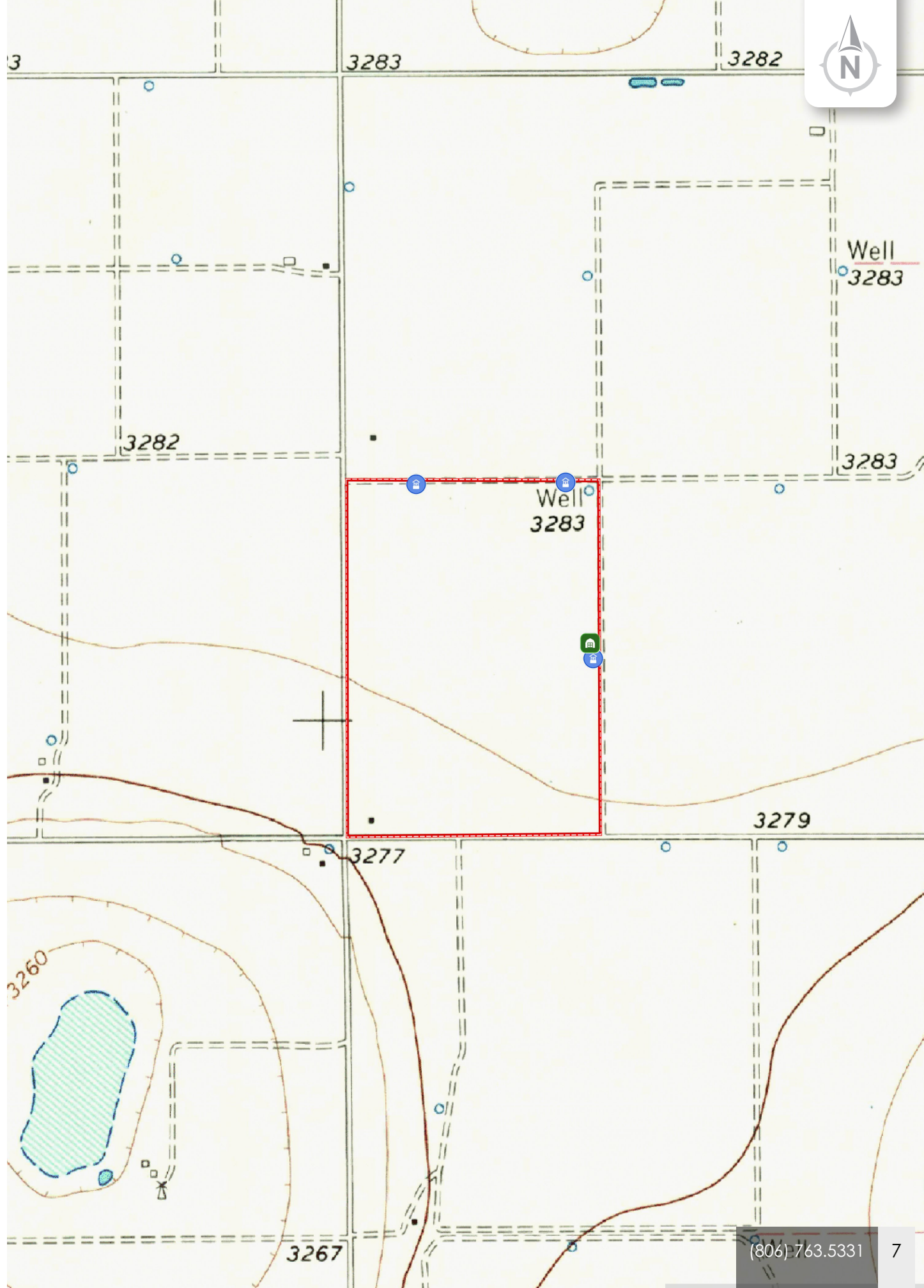
COUNTY RD 38

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34.2928, -101.4138



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