



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



190± Acres Hale County

HALE CENTER, TX

\$266,000 (\$1400/ACRE)

We are pleased to present the listing of 190± acres of productive dryland farm ground located just one mile outside of Hale Center in Hale County, Texas. This property provides an excellent opportunity for both investors and producers in a region well known for its farming heritage.

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190± Acres Hale County | Hale Center, TX

Location:

Situated one mile east of I-27 and one mile southeast of Hale Center, TX, with easy access via paved and county roads. Close proximity to Hwy 27 provides convenient transportation routes to Plainview, Lubbock

Land:

The farm consists of 190± acres of level to gently sloping dryland ground currently planted in cotton. The soil profile is well suited for row crop production, historically utilized for cotton and wheat.

Water:

No irrigation wells are currently in use on this tract. The farm is operated as dryland. Groundwater potential may exist, subject to buyer's due diligence.

Improvements:

There are currently no improvements on this property.

Hunting/Farming/Government Programs:

The property is currently in active cotton production under dryland farming practices. No CRP contracts or government programs are in place at this time. Hunting potential is minimal.

Minerals:

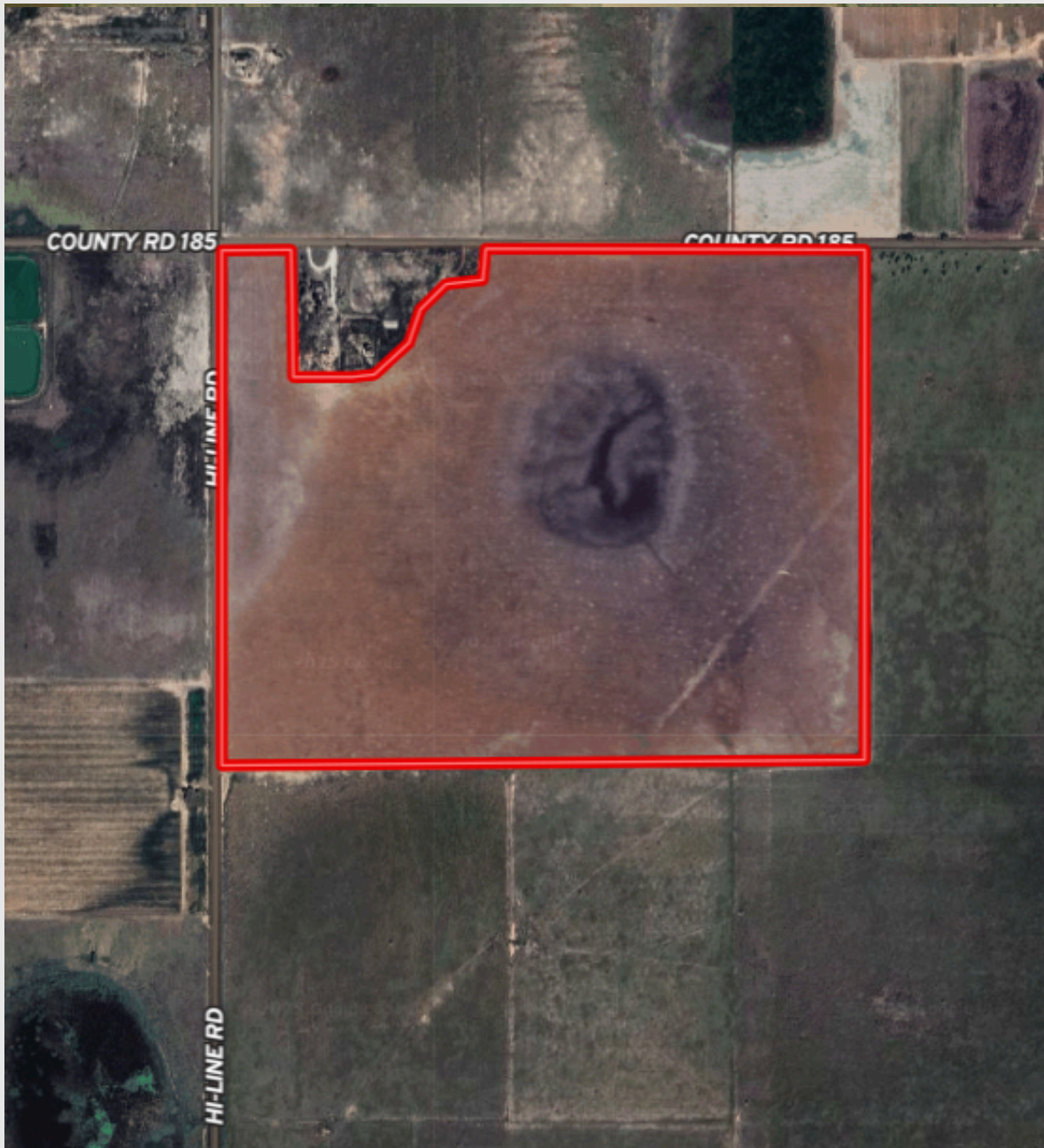
Seller's ownership of minerals, if any, is negotiable. No current production.

Price:

This property is being offered at \$266,000, or \$1,400 per 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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Presented By:
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