



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



1040± Acres Gaines County

WELCH, TX

\$4,328,000 (\$4162/ACRE)

We are pleased to present this exceptional irrigated farm located in Gaines County, Texas. The property is divided into two contiguous tracks: the north farm is certified organic while the south farm is farmed conventionally, offering buyers flexibility and strong agricultural potential.

1040± Acres Gaines County | Welch, TX

Location:

Situated 6 miles west of Welch and 19 miles east of Seagraves, this property has convenient access while still maintaining privacy and production efficiency.

Land:

The soils are highly productive, consisting primarily of Patricia fine sand with 0–3% slope (approximately 70% of the farm). The balance is a mix of Brownfield fine sand and Amarillo fine sand, well-suited for irrigated row crops and sustainable farm management.

Water:

The property is equipped with 16 wells ranging from 150–232 feet deep. Collectively, the wells produced approximately 1,200 gallons per minute at the beginning of the growing season, tapering to around 700 gallons per minute by year's end—providing reliable irrigation across the acreage.

Improvements:

Both irrigation pivots were installed in April 2024 and are about one year old, offering modern and efficient water application for crop production.

Farming/Government Programs:

The north organic farm offers premium market opportunities, while the south conventional farm supports diverse cropping practices. Farm program participation, if applicable, can be further explored by prospective buyers.

Minerals:

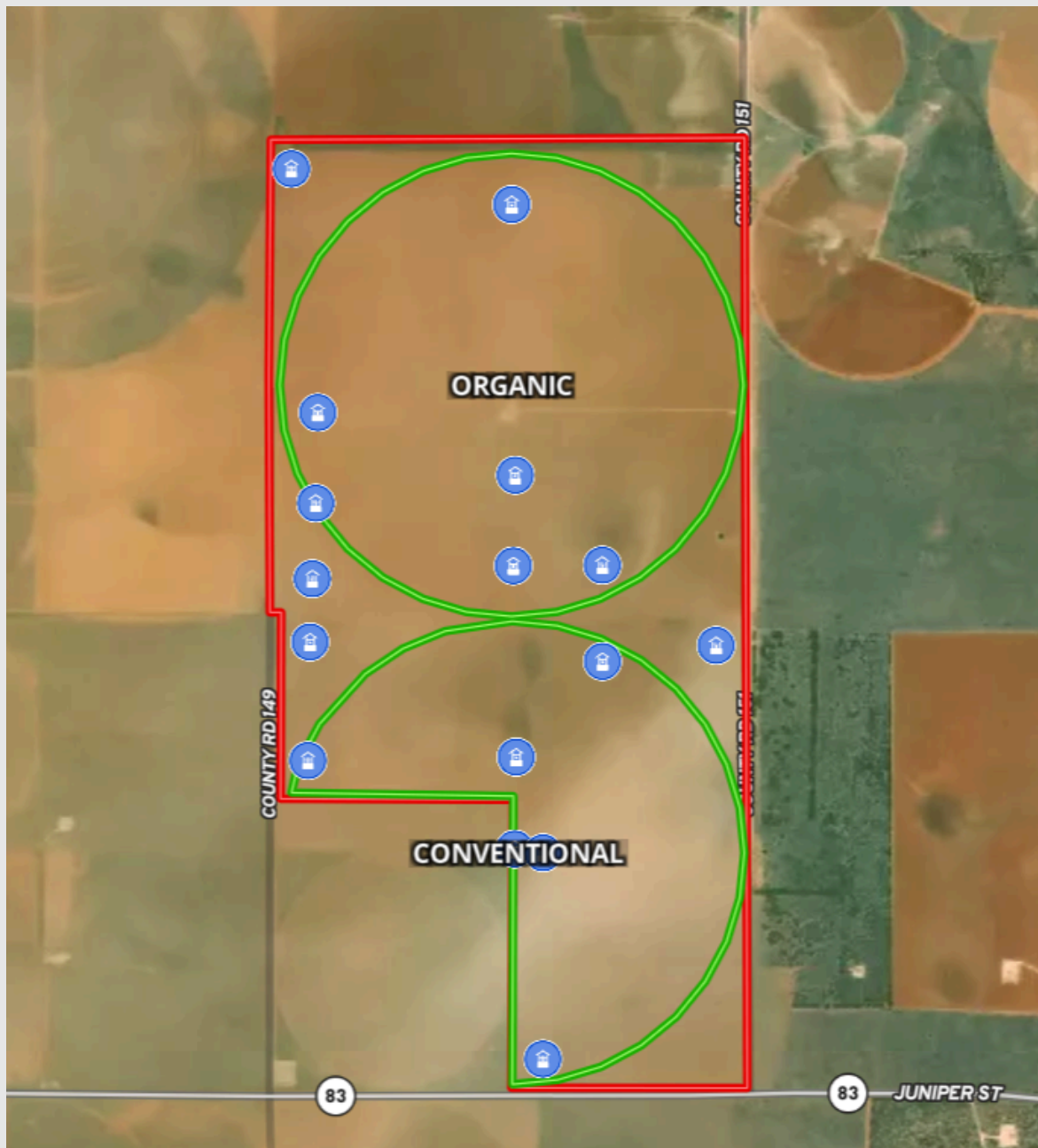
No minerals are available with this sale.

Price:

This farm is being offered at \$4,328,000 (\$4,162 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.

1040± Acres Gaines County | Welch, TX



Presented By:
Logan Harrison, Listing Agent
806-559-6564
logan@txrealestategroup.com
4223 85th Street, Lubbock, TX 79424