



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



213.26± Acres, Nolan County

SWEETWATER, TX

NOW LISTED AT: \$553,090(\$2,597/ACRE)

We are pleased to have obtained the exclusive listing of this 213.26± acre property in Nolan County, Texas. This property presents potential buyers with a unique opportunity to obtain an already income-producing property, while also exploring options for further production or recreational uses.

213.26± Acres | Nolan County | Sweetwater, TX

Location:

Just a 25 minute drive (20 miles) from Sweetwater, and under an hour from Abilene (42 miles), this tract allows for an easy weekend getaway, or even a manageable drive if a buyer desires to live on the property. Just East of HWY 70, access can be obtained by FM 126 on the West side of the property, and County Road 310 runs North and South alongside the western border of the land.

Land:

Tobosa clay covers around 56% of the acres, with 0-1% slopes in these areas. Hermleigh clay covers another 15% or so, also with 0-1% slopes. Roscoe clay, Kavett clay, Pyron clay loam, and other soil types can be found throughout the property. For a full soils report, please contact the listing agent.

Government Programs:

The property is currently enrolled in CRP and has roughly 9 years remaining. The CRP is earning \$5120.10 annually, \$24.02/acre on the 213.26 acres.

Additional Income:

The sellers receive a minimum of \$10,000 annually via the two wind turbines on the property. These rights and income would convey to the buyer with an acceptable offer.

Minerals:

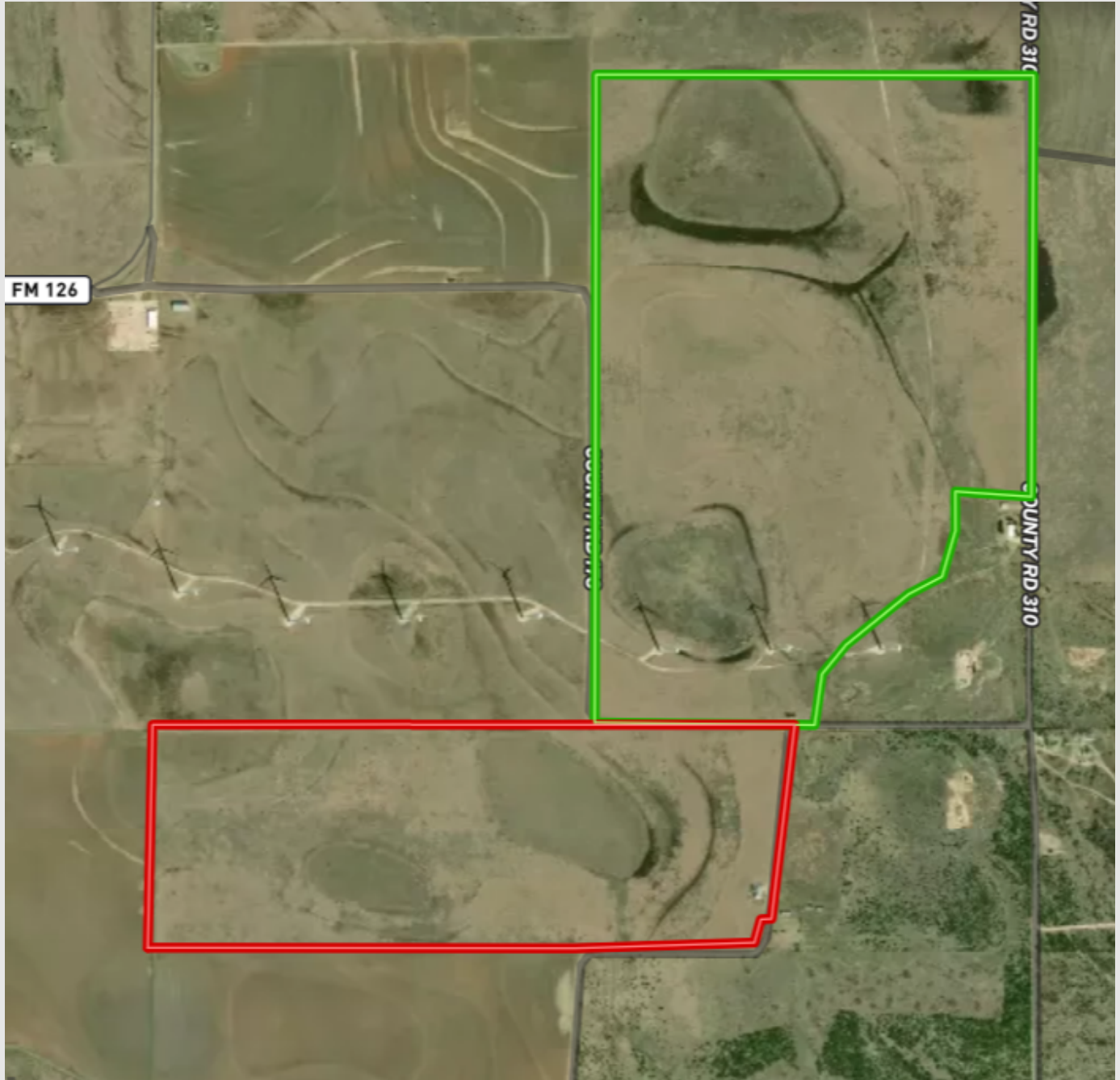
Seller will retain minerals. The seller is conveying the wind rights of the two turbines on the property.

Price:

The farm is being offered at \$553,090, or \$2,597/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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