

Hunter Family Trust Farm

169.23± acres | \$410,000 | Childress, Texas | Childress County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Hunter Family Trust Farm

We are proud to have the exclusive listing on the 169.23 acre Hunter Family Trust Farm in Childress County, Texas. This outstanding cultivated dry land farm is located 5.7 miles southwest of the town of Childress off paved FM 94.







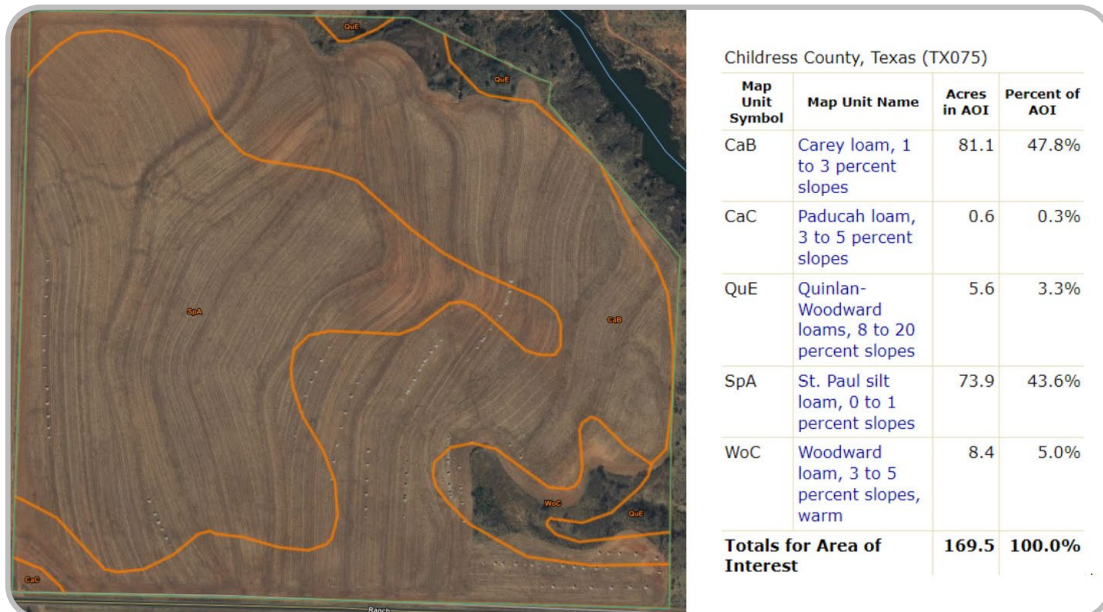
Property Description

The topography of the property is mostly level to gently rolling. The farm features 158± acres of terraced cultivated dry land farm ground, and 11.23± acres of native range land. Elevations on the farm range from 1,900 ft. on the west side to 1,850 on the southeast side. Elevations on the cultivated portion of the farm range from 1,900 ft. on the west side, to 1,870 ft. on the east side.

The farm is currently planted in cotton and is the crop that has traditionally been planted on the farm. The soil quality found on this tract is considered to be good with approximately 48% being Carey Loam, 1 to 3 percent slopes, and 44% being St. Paul Silt Loam, 0 to 1 percent slopes, 8.4 % Woodward Loam, 3 to 5 percent slopes, and the remainder being made up of Paducah Loam and Quinlan-Woodward Loam.

The average annual rainfall for Childress County, Texas is 21 inches.

The farm is currently fenced on the north and east sides.







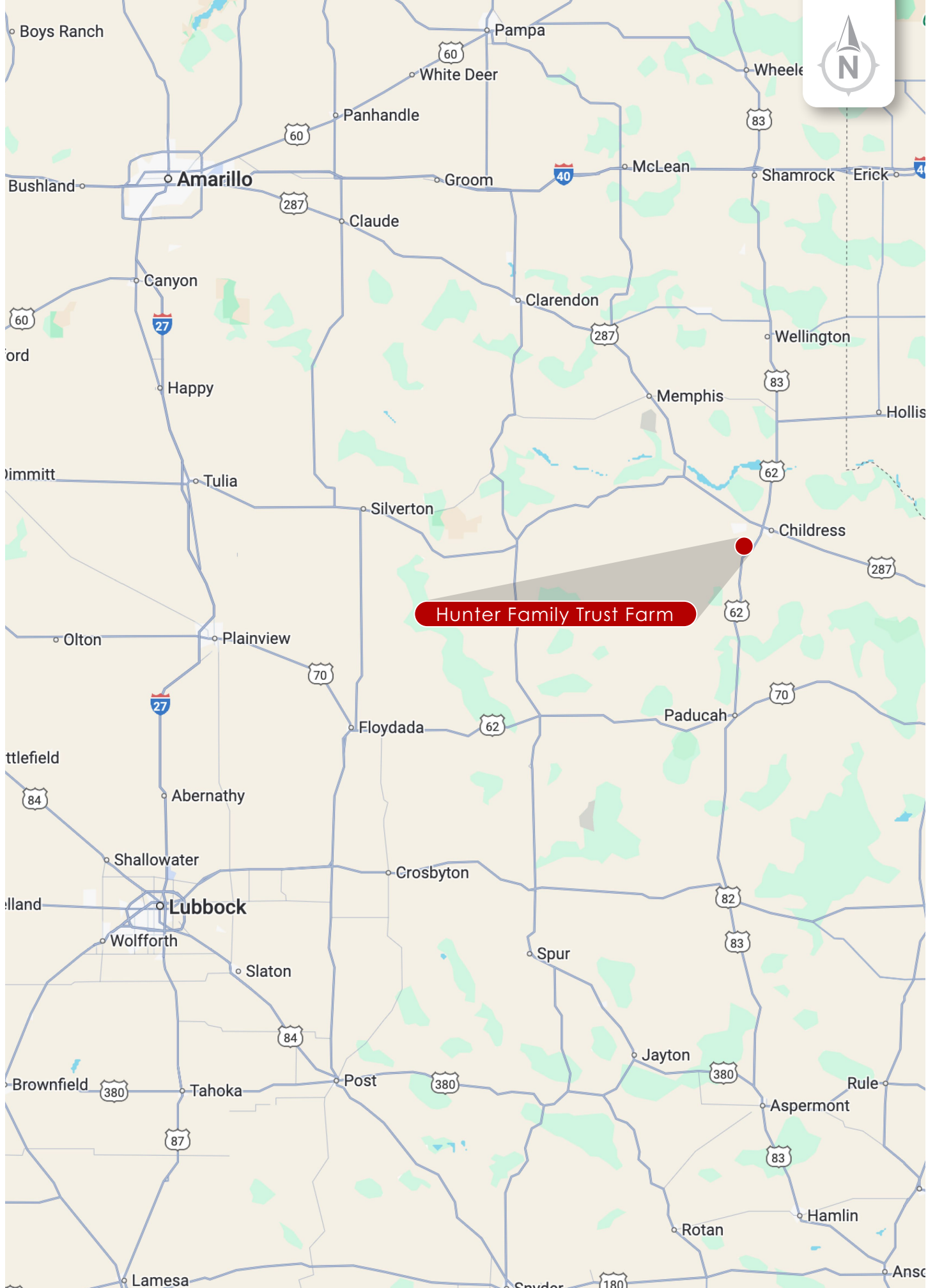


Broker Remarks • Pricing

If you are in the market for a nice cultivated dry land farm in close proximity to Childress please give the Hunter Family Trust Farm your full consideration. The farm is realistically priced at \$410,000.

For more information or to schedule a showing,
please call Brendan Garrison (806) 790-5900.

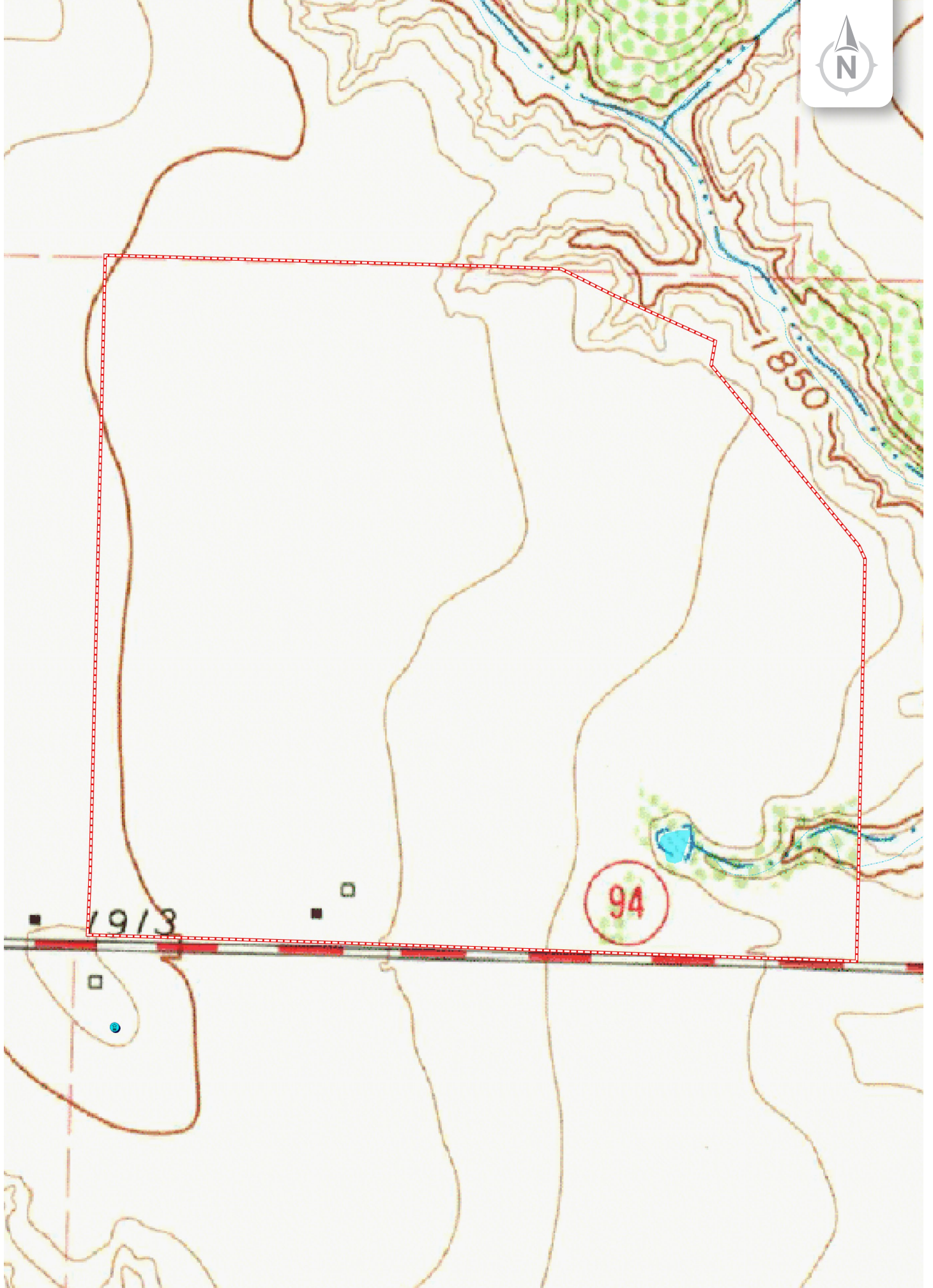




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34.3846, -100.2758



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