

Heard Farm

123.375± acres

| \$370,125

| New Deal, Texas

| Lubbock County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Heard Farm

We are proud to have obtained the exclusive listing on a productive partially irrigated cotton farm located in the north-central portion of Lubbock County, Texas. Being located between New Deal and Abernathy, this income producing farmland is also located in an area with a significant amount of rural residential development, giving the Heard Farm good development potential.

Size

According to the Lubbock County Appraisal District, this property contains a total of 123.375 acres, more or less.

Location • Access

The Heard Farm is located in the north-central portion of Lubbock County, Texas, being approximately 2.5 miles north and 1.5 miles east of New Deal, and approximately 3 miles south and 1.5 miles east of Abernathy.

Access is good, being by graded CR 5300 on the north and graded CR 2600 on the east. Both county roads have a good caliche base.



Legal Description

A tract out of the Northeast-quarter (NE/4) of Section 27, Block D-7, Abstract 375, Lubbock County, Texas, containing 123.375 acres, more or less, more particularly described in metes and bounds in General Warranty Deed filed in Instrument No. 2025020309, Lubbock County Deed Records.

General Description

The Heard Farm is a productive partially irrigated farm currently in an excellent state of cultivation. According to conversations with the tenant farmer, approximately 85 acres are irrigated down-the-row.

The terrain is basically level. Slopes only range from 0-1% over the entire property.

The soil quality found on this tract is excellent, with 100% of the farm being Pullman clay loam, 0-1% slopes.



Water

Three (3) irrigation wells are developed on the Heard Farm. According to the High Plains Underground Water District, these wells are approximately 310 to 325 feet deep.



Price

\$370,125 • \$3,000 per acre

Taxes

+/- \$550

Minerals • Wind Energy

No minerals will convey. 100% of the wind energy will convey.

If you are in the market for a productive partially irrigated farm with rural residential development potential, please call Rusty Lawson at (806) 778-2826 for additional information.





Hale Center



Cotton Center

Barwise

Allmor

Petersburg

Abernathy

Heard Farm



Becton

Heckville

Estacado

New Deal



Shallowater

Idalou

Lorenzo



eeese Center

Lubbock

Acuff



Ransom
Canyon

Wolfforth





COUNTY RD 5300

COUNTY RD 2540



COUNTY RD 2540

COUNTY RD 2540

COUNTY RD 2540

COUNTY RD 2540

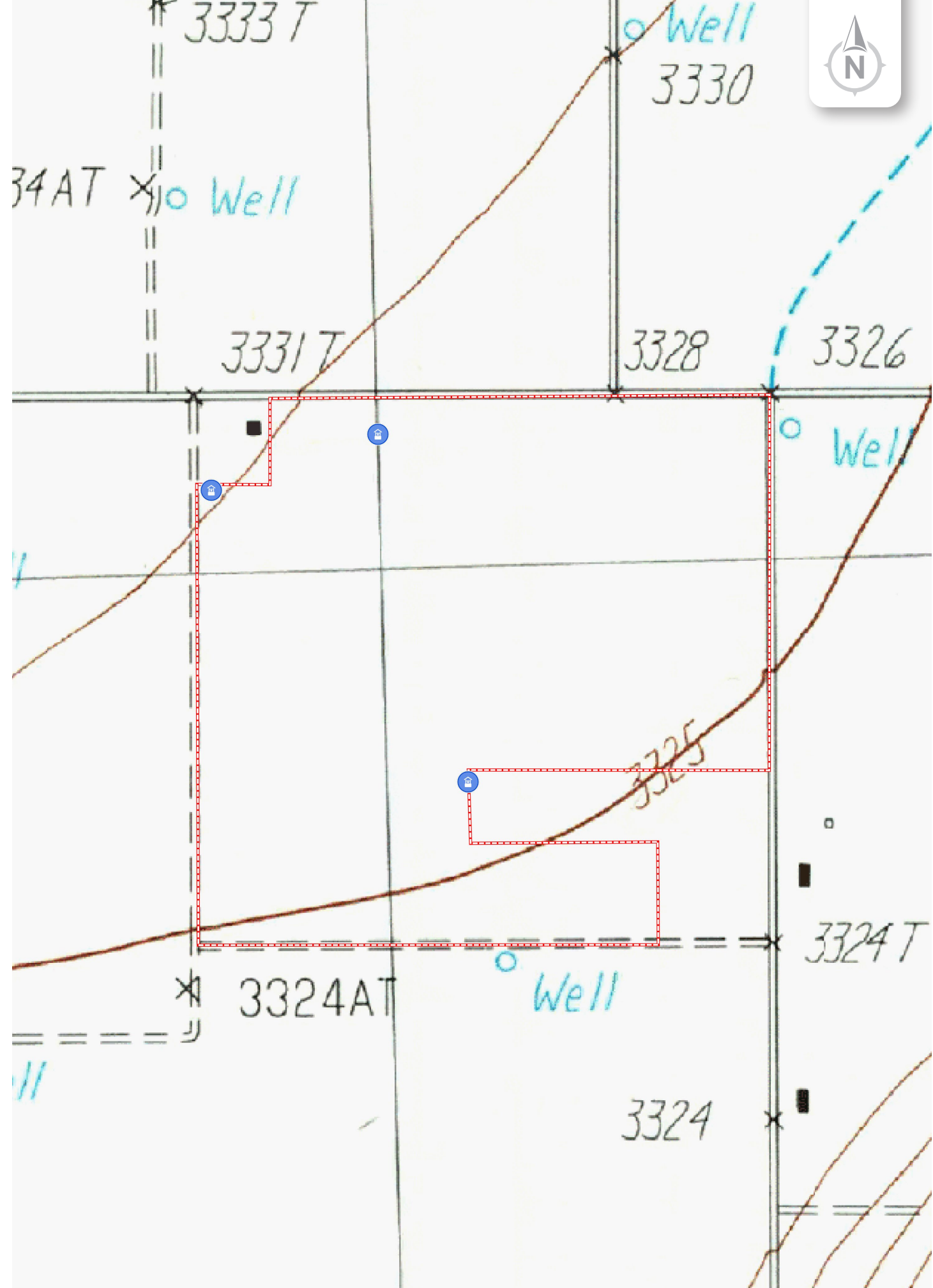
COUNTY RD 2540

COUNTY RD 2540

COUNTY RD 2540

COUNTY RD 5340

33.7782, -101.8066



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Rusty Lawson

Associate Broker • TX
Certified Appraiser • TX

(806) 778.2826

rusty@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

