



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



Just Reduced

320± Acres Terry County

NEEDMORE, TX

\$768,000 (\$2,400/ACRE)

We are pleased to present the exclusive listing of this 320± acre farm by Needmore in Terry County, Texas. This is an opportunity to own a productive farm with great access, including blacktop on two sides.

320± Acres Terry County | Needmore, TX

Location: At Needmore, the farm's eastern boundary runs North and South along HWY 385. FM 211 runs East and West along the farm's northern boundary. Each of these, as stated above, are paved roads, giving easy access from multiple points onto the farm. Additional access via County Road 355 runs North and South along the eastern boundary.

Land: The majority of the soil (194 acres, or 62%) is comprised of Amarillo fine sandy loam. This portion of the farm is flat, with just 0-1% slopes in these areas. Slightly more rolling areas of the farm (0-3% slopes), also made up of Amarillo fine sandy loam, makes up around 29% of the farm (90 or so acres). A combination of Posey fine sandy loam, Ranco clay, and Acuff loam make up the rest of the property. For a full soils report, please contact the listing agent.

Water: There are three wells on the farm. Per the tenant, these wells pump roughly a combined 170-175 GPM.

Improvements: In addition to the wells, there is a pivot that covers roughly 60 acres, which is owned by the tenant. Presently the pivot is not functional. Please contact the listing agent for more information regarding the system.

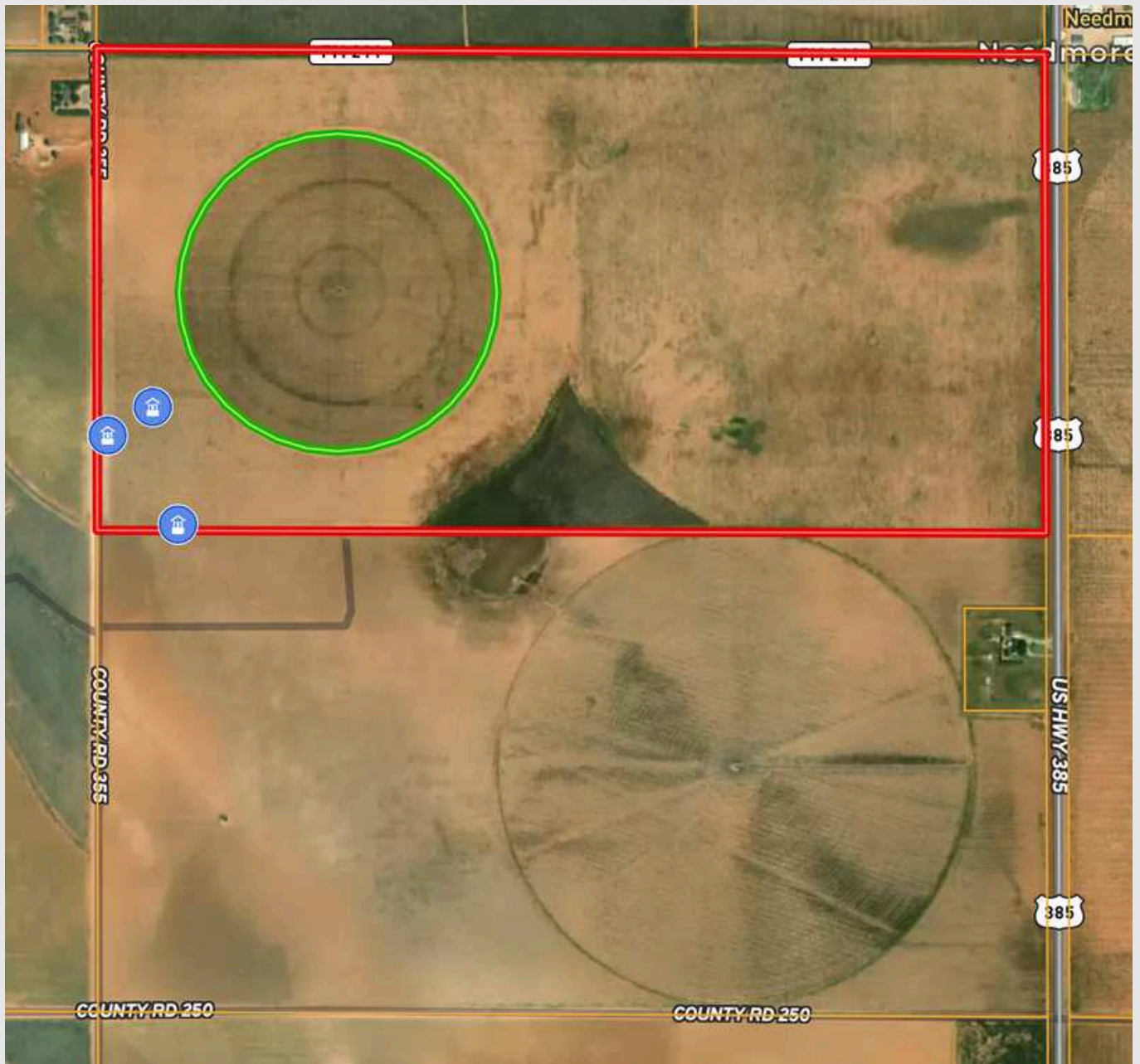
Farming: The farm is leased for the 2025 crop season via a cash lease. The tenant would entertain staying on to continue farming the tract after 2025 if the buyer wishes.

Minerals: No mineral rights are included at the list price, however a portion of the minerals owned can be purchased for an additional amount. Please contact the listing agent for more information.

Price: This farm is listed at \$768,000, or \$2,400/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.

320± Acres Terry County | Needmore, TX



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