



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



2.3± Acres Hockley County

LEVELLAND, TX

LISTED AT: \$299,900

We are pleased to have obtained the exclusive listing of this 2.3± acre property conveniently located just east of Levelland in Hockley County, Texas. Given the improvements and location of the property, this could serve as a headquarters for a farmer, a local business, or a variety of other applications.

txrealestategroup.com | peter@txrealestategroup.com | 806-781-2167

2.3± Acres Hockley County | Levelland, TX

Location:

Situated just northeast of Levelland and just off HWY 114, the property has convenient caliche road access via North Barton Lane on the eastern border, and Alaska Road running East and West on the northern boundary. The proximity to town makes the property very convenient for a number of various applications, be it farming, business, or other types of development.

Water:

There is one domestic well on the property

Improvements:

Aside from the well, there are a number of other improvements to speak of. Specifically, the farm has a finished out 40x80' shop with a 20x80' lean to on the outside of it. Half of said barn has heating, air conditioning, is finished out, and is used as office space. The other half houses equipment and other tools. Additionally, another shed is located just North of the primary barn and while it needs some work (specifically on the roof), can still be used to house equipment well into the future. A small house sits near the main entry onto the property. The house has previously been rented out to residential tenants, but does need extensive work. There is a cotton gin inside the barn that will NOT convey with the sale and will be removed prior to closing.

Minerals:

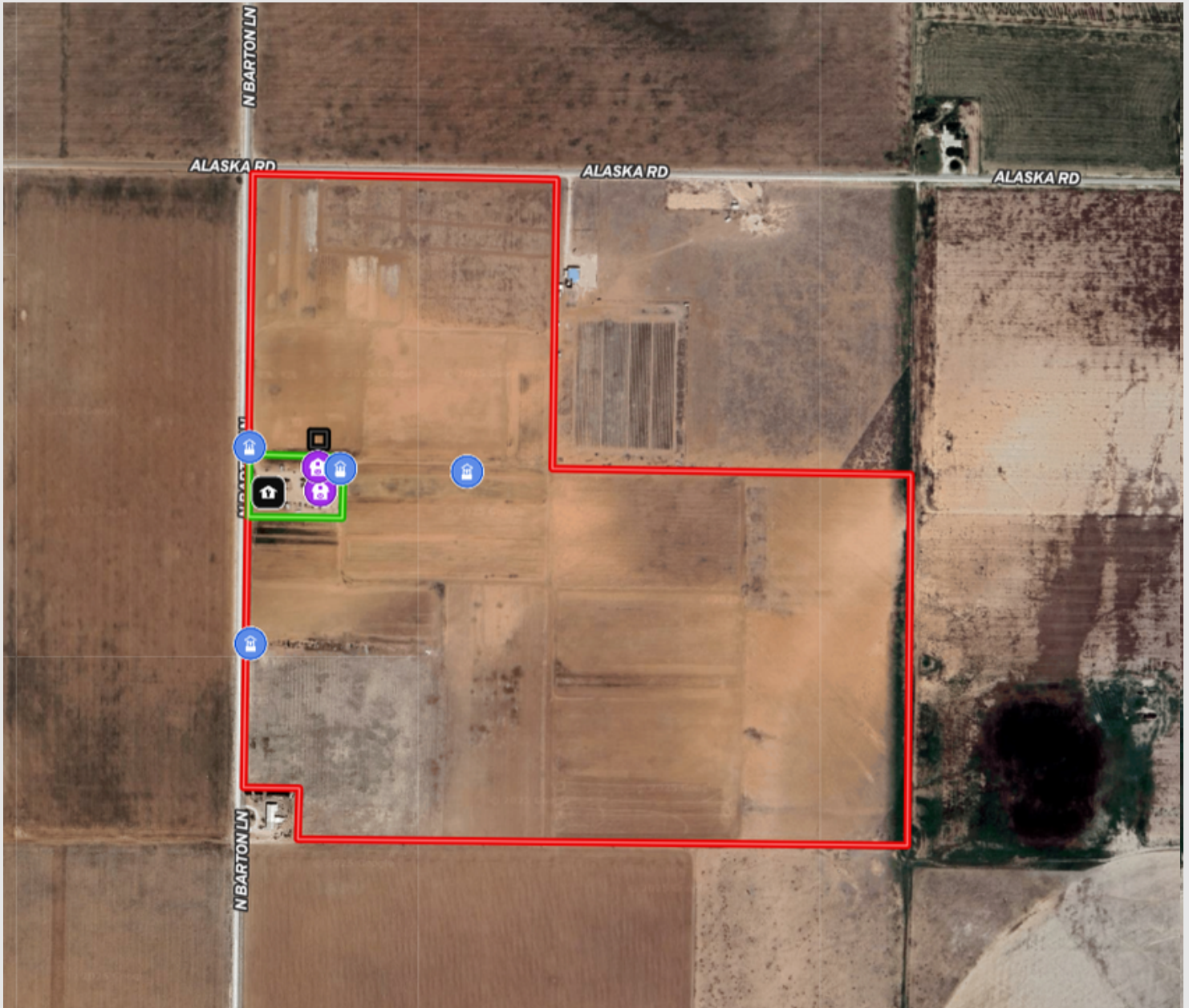
The owners have no knowledge of minerals owned on the property.

Price:

The property is being listed at \$299,900.

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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Presented By:
Peter Griffith, Listing Agent

806-781-2167

peter@txrealestategroup.com

4223 85th Street, Lubbock, TX 79424