

# Minnick Farm

76.03± acres | \$190,075 | Shallowater, Texas | Lubbock County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Minnick Farm

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We are proud to have obtained the exclusive listing on a small farm north of Shallowater, Texas, located in the Shallowater School District.

## Size

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According to the Lubbock County Appraisal District, this property contains a total of 76.03 acres, more or less.

## Location • Access

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The Minnick Farm is located in the northwest-quadrant of Lubbock County, Texas, being approximately 4 miles north of Shallowater, Texas.

Access is good, being by caliche based CR 5400 which borders the south side of the property.

## Legal Description

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76.03 acres, more or less, out of Section 23, Block P, E.L. & R.R. RR. Co. Survey, Lubbock County, Texas, more fully described in Warranty Deeds dated December 19, 1984, recorded in Vol. 1936, Pg. 222 and 239 and Warranty Deed dated March 22, 1989, recorded in Vol. 3346, Pg. 22, all in Lubbock County Deed Records.

## General Description

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The Minnick Farm has been cultivated in the past, but has remained idle land over the past couple of years. The property has been primarily used for grazing livestock.

The terrain varies from nearly level to very gently sloping. A small shallow playa lake area is located in the center of the property that covers approximately 5 acres. The majority of this tract drains gently to this low lying area.

The soil quality is good, being primarily Olton clay loam, 0-1% slopes.

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## Improvements

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The perimeters are fenced, with the fencing being barbed wire and steel t-post.

## Water

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A windmill is located on the property that is not in working condition at this time.

## Price

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\$190,075 • \$2,500 per acre

## Taxes

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+/- \$570

## Minerals • Wind Energy

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All wind and minerals owned will convey.

## Remarks

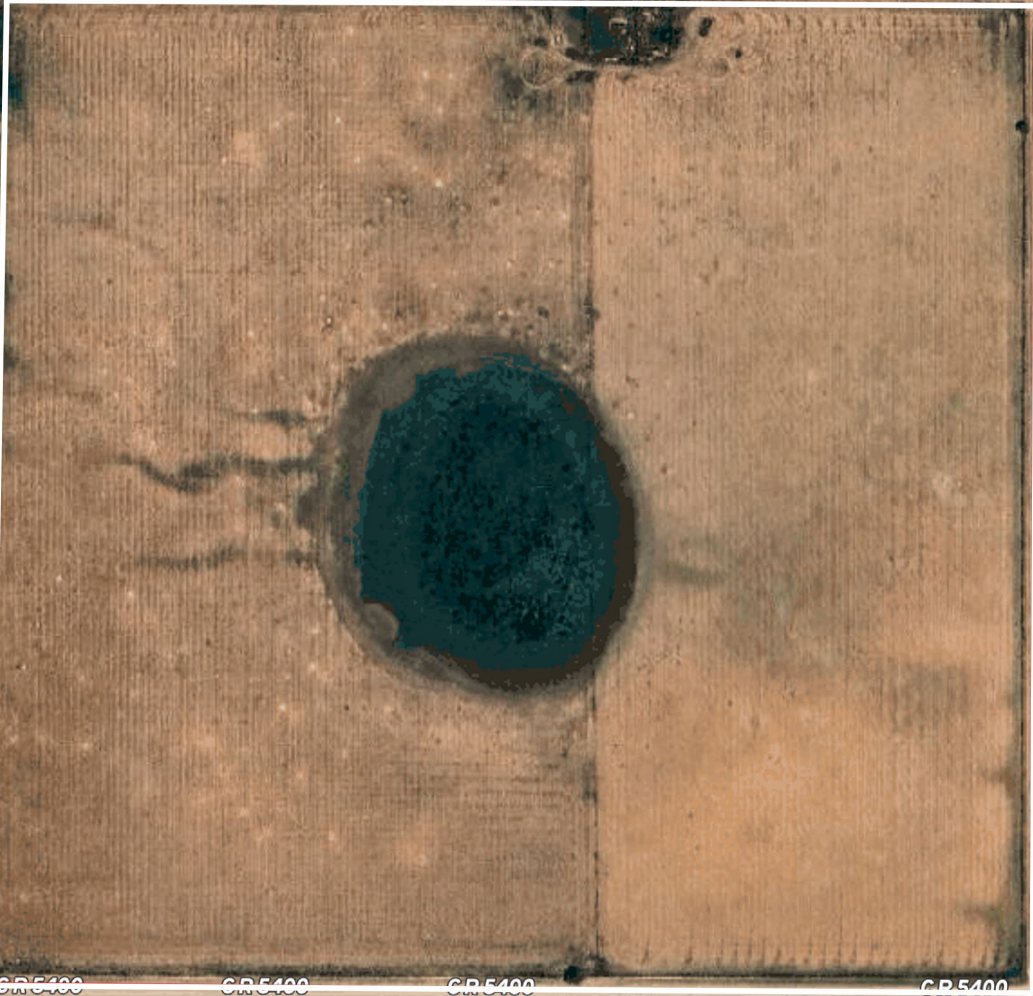
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If you are in the market for a small farm/cattle place located in the Shallowater School District, please give Rusty Lawson a call for additional details (806) 778-2826.





**Minnick Farm**



CR5400

CR5400

CR5400

CR5400

CR5400

33.7687, -102.0038



755

3381T

3351

Well

Well

Well

Well

3373 T

Well

Well

3350

3350

3360AT

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## Rusty Lawson

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YouTube

