

100ac Cotton Farm
Haskell, TX 76388

\$120,000
100± Acres
Haskell County



100ac Cotton Farm
Haskell, TX / Haskell County

SUMMARY

City, State Zip

Haskell, TX 76388

County

Haskell County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Horse Property, Lot, Business Opportunity, Single
Family, Undeveloped Land

Latitude / Longitude

33.285 / -99.66605

Taxes (Annually)

165

Acreage

100

Price

\$120,000

Property Website

<https://moreoftexas.com/detail/100ac-cotton-farm-haskell-texas/29189/>



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

MoreofTexas.com

100ac Cotton Farm

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PROPERTY DESCRIPTION

This 100 acre cotton farm is exactly what you need if you want quality dirt for a great price. As an income producing property with lots of road frontage, it makes for a great long-term investment opportunity. The clay loam soils are prime for multiple crops, not just cotton. The entrance is very accessible for large equipment, planting, and harvesting. Land can easily be leased for a return on your investment. HWY 277 is seconds away, giving you quick access to both Abilene and Wichita Falls. There are 3 wind turbines on the property, although the seller has already sold the wind rights.

LOCATION: Haskell, Texas.

~ 60 miles from Abilene, Texas

~ 90 miles from Wichita Falls, Texas

~ 143 miles from Denton, Texas

~ 200 miles from Dallas, Texas

WATER: One small tank on the property

CLIMATE: On average, Haskell, Texas gets about 26 inches of rain, on average, per year; 4 inches of snow per year; and there are 241 sunny days per year in Haskell.

UTILITIES: Electricity and co-op water along CR 243. Buyer to verify water.

WILDLIFE: There are White-Tail Deer, Dove, and Wild Pigs all throughout the property.

MINERALS: Owner will convey half of what is owned for the right offer.

VEGETATION: Cotton

TERRAIN: Flat, with a slight slope downwards towards the front of the property. Elevation ranges from 1525' to 1545'

SOILS: Abilene, Vernon, and Tillman Clay Loam

TAXES: Estimated \$165 per year

CURRENT USE: Cotton Farm

POTENTIAL USE: Recreational, Residential, Commercial, Hunting, Cattle, Farming, or Investment.

NEIGHBORS: Four neighbors that are all larger agricultural farms and have good relationships with all of them.

FENCING: Fencing is in place on the south side of the property

ACCESS: Access from County Road 243

EASEMENTS: Wind Turbine

LEASES: Farming lease to be cancelled after harvest if desired



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SHOWINGS: Buyers agent, if applicable, must accompany buyers on all showings. Please allow 24 hour notice when possible, as the listing agent will meet and provide the tour.

Please contact Parker Ciccarelli at (214) 215-5234 for more information!



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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Parker Ciccarelli

Mobile

(214) 215-5234

Office

(833) 466-7389

Email

pciccarelli@mossyoakproperties.com

Address

4000 W University Drive

City / State / Zip

Denton, TX 76207

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.



MoreofTexas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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