

Haskell 380 Farm  
State Highway 380  
Rule, TX 79547

**\$431,130**  
169.070± Acres  
Haskell County



**CAMPBELL**  
FARM & RANCH

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**MORE INFO ONLINE:**

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**Haskell 380 Farm**  
**Rule, TX / Haskell County**

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**SUMMARY**

**Address**

State Highway 380

**City, State Zip**

Rule, TX 79547

**County**

Haskell County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Business Opportunity

**Latitude / Longitude**

33.182725 / -99.868745

**Taxes (Annually)**

368

**Acreage**

169.070

**Price**

\$431,130

**Property Website**

<https://cfreland.com/detail/haskell-380-farm-haskell-texas/56903/>



## Haskell 380 Farm

### Rule, TX / Haskell County

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#### **PROPERTY DESCRIPTION**

Introducing the Haskell 380 Farm, spanning 169.07+/- acres of prime non-irrigated cropland, this outstanding property is located just a stone's throw east of Rule, TX, and a mere nine miles west of Haskell, TX. Split by State Highway 380, the farm comprises two sizeable fields, each offering a range of exciting possibilities. The sellers are open to selling the north and south fields separately, providing remarkable flexibility for potential buyers. A home or commercial site could also be created on either parcel of land. Some of the mineral rights are negotiable with an acceptable offer, adding an extra layer of potential income opportunity.

The North field sprawls across approximately 90.07 acres and boasts road frontage on three sides, ensuring easy accessibility. State Highway 380 runs along its southern edge, with CR 125 on the eastern side and CR 128 on the northern side. Moreover, utility lines are conveniently positioned along the northern and southern boundaries, providing seamless access to electricity.

Likewise, the South field encompasses roughly 79 acres and benefits from a prime location, with State Highway 380 bordering the northern side and CR 427 to the west. Utility lines are available across the highway and on the neighboring properties, ensuring effortless access to electricity for this field as well.

In relation to water, both parcels are located above the Seymour Aquifer, leading to numerous water wells in the area. The City of Rule also provides water access, approximately one mile away.

This farm is currently rented to a local farmer who grows winter wheat and row crops on both fields. It provides easy access and would be a great option for anyone looking to own a piece of West Texas farmland. Whether you're interested in one or both fields, this farm will meet all of your agricultural aspirations.

#### **-- IMPROVEMENTS --**

Electricity ~ Big Country Electric power lines accessible

#### **-- WATER, COVER & TERRAIN --**

Water Wells ~ Numerous wells in the area being over the Seymour Aquifer

Cultivation ~ 100% cropland - N field in wheat; S Field in cotton

North Field Soils ~ Miles fine sandy loam, Abilene loam, Abilene complex, Rotan clay loam;

South Field Soils ~ Miles fine sandy loam, Rotan clay loam, Abilene-Miles complex

#### **-- MINERALS & WIND --**

Mineral Rights ~ Some owned minerals negotiable

O&G Production ~ No active production or lease

Wind Rights ~ 100% wind rights convey

Wind Production ~ No active wind turbines on property or in the area

#### **-- ACCESS & DISTANCES --**

North Field Road Frontage ~ .3 mi State Hwy 380, .5 mi CR 125, .2 mi CR 128



South Field Road Frontage ~ .3 mi State Hwy 380, .5 mi CR 427

Nearby Towns ~ .8 mi E of Rule and 9 mi W of Haskell

Major Cities ~ 58 mi NW of Abilene, 139 mi SE of Lubbock

Airports ~ 11 mi W of Haskell Municipal, 25 mi E of Stonewall Co, 63 mi NW of Abilene Regional

**AGENT COMMENTS:**

Both parcels offer an incredible opportunity for creating a country homesite or exploring commercial ventures, boasting convenient highway access and close proximity to town. It's worth noting that both cropland fields are currently leased to a local rancher. Should you decide to purchase the parcels, the remaining lease will be adjusted for you at closing, allowing for additional cash flow to benefit you as the buyer. This is an exciting prospect with great potential!

Listing Agent: Kathy Bailes [940-256-4958](tel:940-256-4958)

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Additional Notices & Disclaimers: Campbell Farm & Ranch welcomes all cooperating agents and brokers. Cooperating Agents and Brokers must make "first contact" with the listing agent and be present at all showings to fully participate in the commission split. Commission split is at Campbell Farm & Ranch LLC's sole discretion. No Trespassing--Don't hesitate to contact a Campbell Farm & Ranch team member for a showing. All information in this advertisement is understood to be accurate and reliable but is not guaranteed. Please verify all information before using the information for decision-making purposes. All listing information is subject to errors, omissions, price changes, terms changes, or removal from the market without notice. Campbell Farm & Ranch presents all offers; the seller has the right to refuse any offer, review multiple offers, and accept backup offers.



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kathy Bailes

## Mobile

(940) 256-4958

## Office

(940) 549-7700

## Email

Kathy@cfrland.com

**Address**

## City / State / Zip

Throckmorton, TX 76483

## NOTES

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**Campbell Farm & Ranch**  
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