



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



Just Reduced!

186± Acres Cochran County

MORTON, TX

NOW LISTED AT: \$238,233(\$1,280/ACRE)

We are pleased to present the exclusive listing of this 186+/- acre dryland farm, located just off HWY 114 and southeast of Morton in Cochran County, Texas.

186± Acres Cochran County | Morton, TX

Location:

Located just NE off of HWY 114 about .3 mile, between Whiteface and Morton, this farm is bordered by County Road 130 running East and West along its northern perimeter.

Land:

Around 65% of the farm is made up of a combination of Patricia and Amarillo loamy fine sands, with slopes ranging from 1-3%. Amarillo fine sandy loam makes up around 35% of the tract, with slopes of 0-3%. For a full soils report, please contact the listing agent.

Water:

No wells, but potential to have water. There is water around nearby farms.

Improvements:

There is a four tower, mid 90s model pivot on the farm that could water roughly 45 acres. The pivot was moved by the seller from another farm that they owned nearby. It does not presently have a pad and is not hooked up in any operational way, but will convey with the property.

Minerals:

No mineral rights are owned to the seller's knowledge, but if any do exist, they will retain 100% of said rights.

Price:

This farm is priced at \$238,233 or \$1,280/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.

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