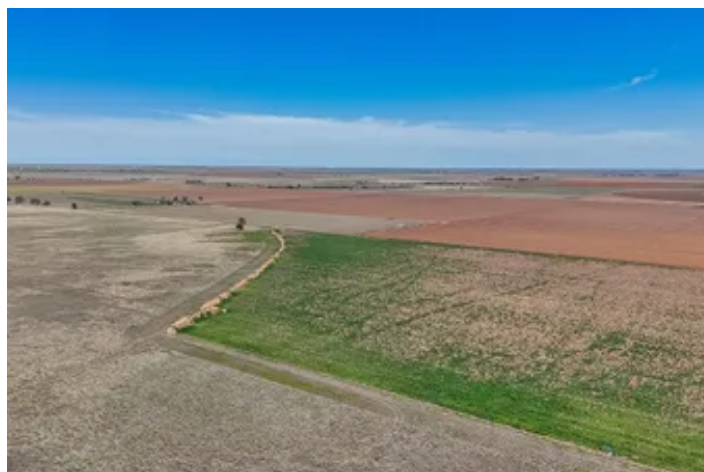


Playa Vista Ranch Tract 12 - 24.295± Acres
North FM Hwy 2902
New Deal, TX 79403

\$160,000
24.29± Acres
Lubbock County



Playa Vista Ranch Tract 12 - 24.295± Acres
New Deal, TX / Lubbock County

SUMMARY

Address

North FM Hwy 2902

City, State Zip

New Deal, TX 79403

County

Lubbock County

Type

Undeveloped Land, Lot, Business Opportunity

Latitude / Longitude

33.777848 / -101.758927

Acreage

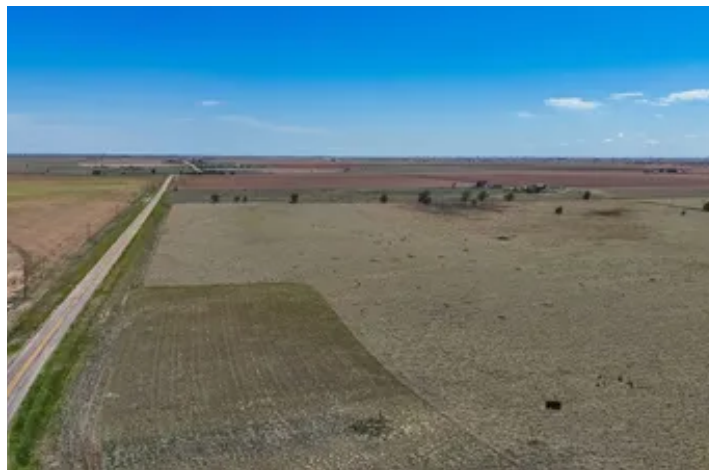
24.29

Price

\$160,000

Property Website

<https://kwland.com/property/playa-vista-ranch-tract-12-24-295-acres--lubbock-texas/113666/>



Playa Vista Ranch Tract 12 - 24.295± Acres

New Deal, TX / Lubbock County

PROPERTY DESCRIPTION

Playa Vista Ranch

Exceptional Wide-Open Living Just Minutes from Lubbock

Welcome to Playa Vista Ranch, an exceptional new rural subdivision offering the perfect blend of country living, convenience, and wide-open Texas landscapes. Located in the New Deal Independent School District, this thoughtfully planned development features 14 acreage tracts ranging from 19.493 to 25.559 acres, providing ample space for your dream home, barn, shop, horse facilities, or recreational pursuits.

Whether you envision building a custom home, creating an equestrian property, establishing a hobby farm, or simply enjoying the peace and beauty of West Texas, Playa Vista Ranch provides the perfect setting.

Conveniently located just 5.4 miles from New Deal, 6 miles from Abernathy, 8.7 miles from Idalou, and only 14.5 miles from Lubbock, residents enjoy the tranquility of rural living while remaining within easy reach of schools, employment centers, shopping, dining, and medical services. The property also offers excellent access either by way of a North Farm-to-Market Highway 2902 or by two well-maintained county roads E County Road 5300 or N County Road 2800, making travel to surrounding communities both convenient and efficient.

Available Tracts

- Tracts 1-6: 23.269 acres each
- Tracts 7-11: 25.559 acres each
- Tract 12: 24.295 acres
- Tracts 13 & 14: 19.493 acres each

Protective deed restrictions have been established to preserve the integrity, appearance, and long-term value of the subdivision while allowing owners to enjoy the flexibility and benefits of spacious rural acreage.

Land Features

The property showcases the level to gently rolling terrain that defines the Texas South Plains, offering expansive panoramic views, spectacular West Texas sunsets, and endless possibilities for development. With plenty of room for homes, barns, workshops, horse facilities, and recreational amenities, each tract provides the space, privacy, and flexibility today's rural buyers desire.

Water

Water availability is a valuable feature of Playa Vista Ranch. A water well is located on Tract 2 and was reported by the previous tenant to produce approximately 180 gallons per minute (GPM).

Three additional wells are located on Tracts 4, 8, and 12. These wells are not currently in use, and no additional information regarding their condition or production is available.

Improvements

A drip house is located on Tract 4.

No other improvements currently exist, allowing buyers the flexibility to develop their property according to their own needs and vision.

Government Programs

Approximately 258.5 acres are currently enrolled in the Conservation Reserve Program (CRP). The current rental rate is \$24 per acre, with the final scheduled payment occurring in September 2030.



The purchaser may choose to continue the existing CRP contract or buy out all or a portion of the remaining agreement, subject to program requirements.

Mineral Rights

Seller will convey no mineral rights.

Pricing

Tracts 1-6: \$125,000 each (\$5,371.95 per acre)

Tracts 7-11: \$120,000 each (\$4,695.00 per acre)

Tract 12: \$160,000 (\$6,585.00 per acre)

Tracts 13 & 14: \$130,000 each (\$6,701.00 per acre)

An Outstanding Opportunity

Opportunities to purchase quality acreage this close to Lubbock continue to become increasingly limited. Whether you're looking for the perfect homesite to build your custom home, establish a hobby farm, create an equestrian property, embrace the rural lifestyle, or invest in one of the area's growing communities, Playa Vista Ranch offers exceptional value, outstanding accessibility, and the freedom to create the property you've always envisioned.

Contact us today for plat maps, deed restrictions, current availability, or additional information about these exceptional West Texas acreage tracts.

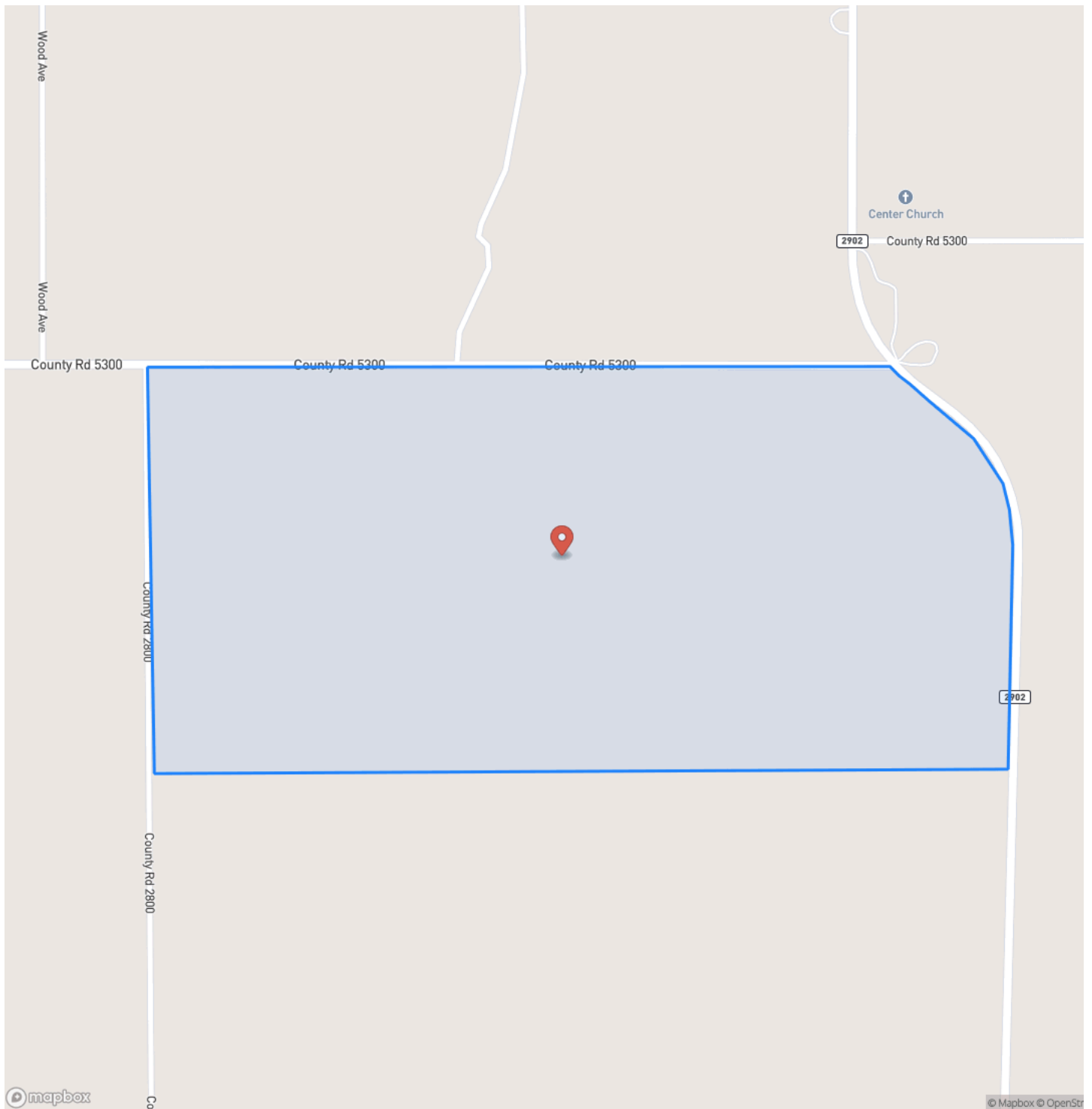
Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All information contained herein is believed to be accurate according to the best knowledge of the seller and other reliable sources but is not guaranteed. The TX Real Estate Group assumes no liability for inaccuracies discovered before or after closing. Buyer's agents must be identified upon first contact and accompany their clients on all showings in order to receive full participation compensation. If these requirements are not met, participation compensation will be at the sole discretion of the TX Real Estate Group.



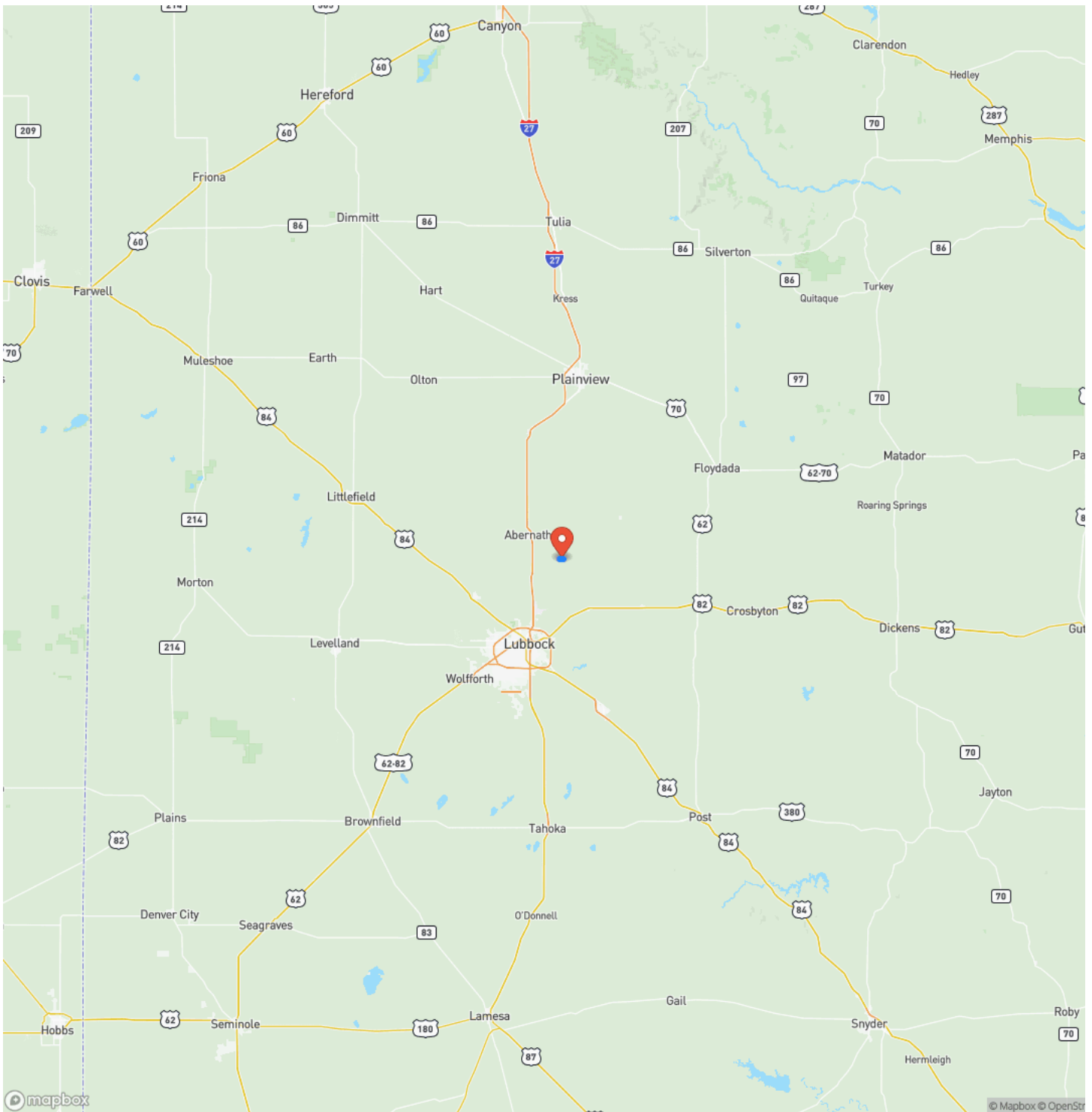
Playa Vista Ranch Tract 12 - 24.295± Acres
New Deal, TX / Lubbock County



Locator Map



Locator Map



Satellite Map



Playa Vista Ranch Tract 12 - 24.295± Acres New Deal, TX / Lubbock County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brandi McCasland

Mobile

(806) 891-5237

Office

(806) 891-5237

Email

Brandi@txrealestategroup.com

Address

10917 Wayne Ave

City / State / Zip

Lubbock, TX 79424

NOTES

[illegible]

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, text, or other markings on the paper.



MORE INFO ONLINE:
<https://txrealestategroup.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.



TX Real Estate Group
10917 Wayne Ave
Lubbock, TX 79424
(806) 370-7233
<https://txrealestategroup.com/>

