



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



306± Acres Cochran County

LEHMAN, TX

\$413,100 (\$1,350/ACRE)

We are pleased to present the exclusive listing of this 306+/- farm located just southwest of Lehman in Cochran County, Texas. This farm has been carefully stewarded for many years and is now ready for a new owner to continue its farming operations.

306± Acres Cochran County | Lehman, TX

Location:

Situated southwest of Morton and just outside Lehman, head South from Lehman and Hwy 125 2.3 miles, turn back west on County Road 160 (bordering the farm on its northern border running East and West), head west 2.9 miles and the farm will be on the South side of road. County Road 97 runs North and South along the tract's western side.

Land:

Roughly 75% of the farm is comprised of Amarillo fine sandy loam, with 0 to 1 percent slopes. Around 15% of the land is Tokio fine sandy loam, also with 0-1 slopes. Just under 11% of the ground (also Amarillo fine sandy loam) has slopes of up to 3%. For a full soil report, please reach out to the listing agent.

Water:

There are presently no water wells on the property.

Minerals:

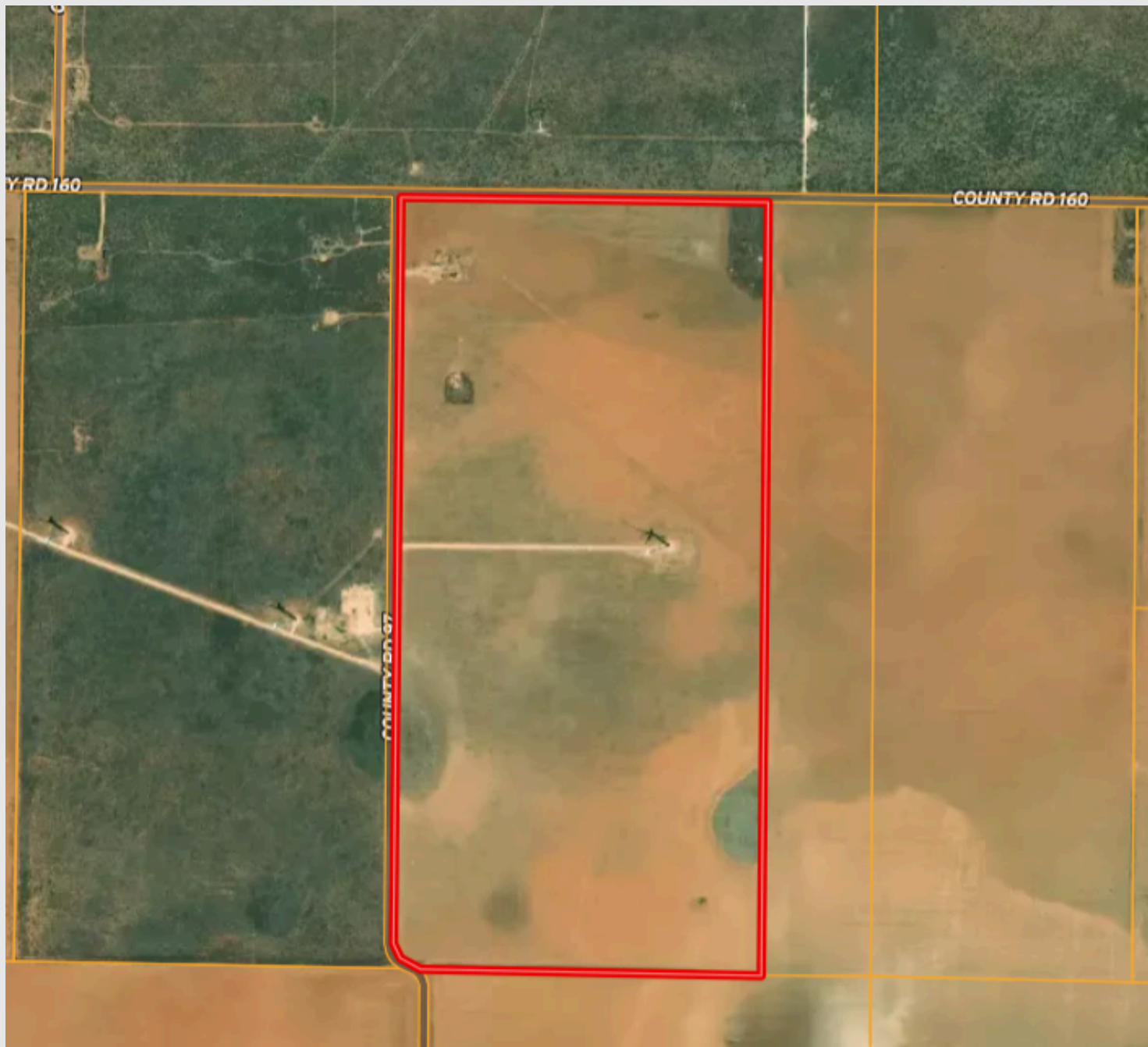
The seller is unaware of any minerals, but retaining 100% if any. The seller also has a contract with a wind turbine company, and will retain all wind rights and future proceeds.

Price:

This farm is being listed at \$413,100 or \$1,350/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.

306± Acres Cochran County | Lehman, TX



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