



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



288.5± Acres Cochran County

LEHMAN, TX

\$389,475 (\$1,350/ACRE)

We are pleased to present the exclusive listing of this dryland farm, located just south of Lehman and Morton in Cochran County, Texas. This farm has been carefully stewarded for many years, and is now ready to be added to a new owner's farming operation.

288.5± Acres Cochran County | Lehman, TX

Location:

Ease of access is a primary concern for any property, and this farm's is second to none. State HWY 214 runs through the heart of the farm, giving its owner easy entry to either side via blacktop frontage.

Land:

Patricia and Amarillo fine sandy loams make up the vast majority of the property, roughly 97%, with slopes ranging from 0-3%. Seagraves sandy loam can also be seen in small quantities. The farm is generally flat throughout. For a full soil report, please contact the listing agent.

Water:

There are presently no wells on the property, however there are multiple irrigated farms that immediately border it to the South and West.

Improvements:

There are no improvements on the farm.

Minerals:

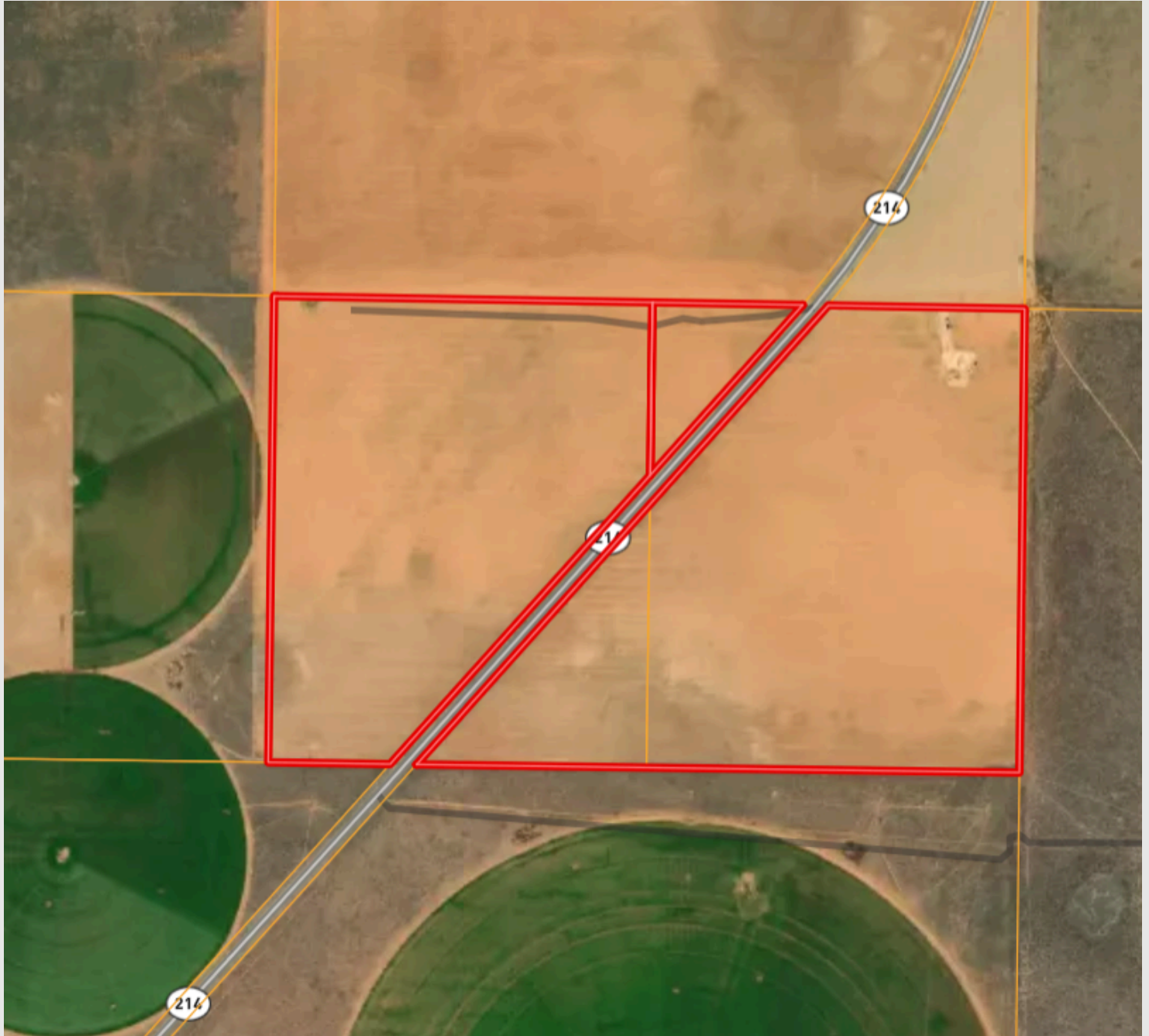
No minerals that the seller is aware of, but they will retain 100% if any. The sellers will also retain all wind rights currently owned and future.

Price:

This farm is being listed at \$389,475 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.

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