

160± Acres Deaf Smith County
0 CR 5
Bootleg, TX 79035

\$240,000
160± Acres
Deaf Smith County



160± Acres Deaf Smith County
Bootleg, TX / Deaf Smith County

SUMMARY

Address

0 CR 5

City, State Zip

Bootleg, TX 79035

County

Deaf Smith County

Type

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

Latitude / Longitude

34.7952 / -102.9326

Acreage

160

Price

\$240,000

Property Website

<https://kwland.com/property/160-acres-deaf-smith-county-deaf-smith-texas/114982/>



160± Acres Deaf Smith County
Bootleg, TX / Deaf Smith County

PROPERTY DESCRIPTION

We are pleased to have obtained the exclusive listing of this 160± acre property in Deaf Smith County. The land was previously enrolled in the Conservation Reserve Program and would make a great getaway or potential homesite. Wind turbines in the area.

Location:

This property is located in southern Deaf Smith County, approximately 7 miles Southwest of Bootleg, 14 miles Northwest of Friona. With easy access situated about .6 Mile West of Hwy 214.

Land (soil/slope):

This property consists of Olton Clay Loam soil with a 0-1% slope throughout.

Improvements:

This property features a five-strand barbed wire fence with metal posts.

Price:

This farm is priced at \$1,500/acre, and a total list price of \$240,000.

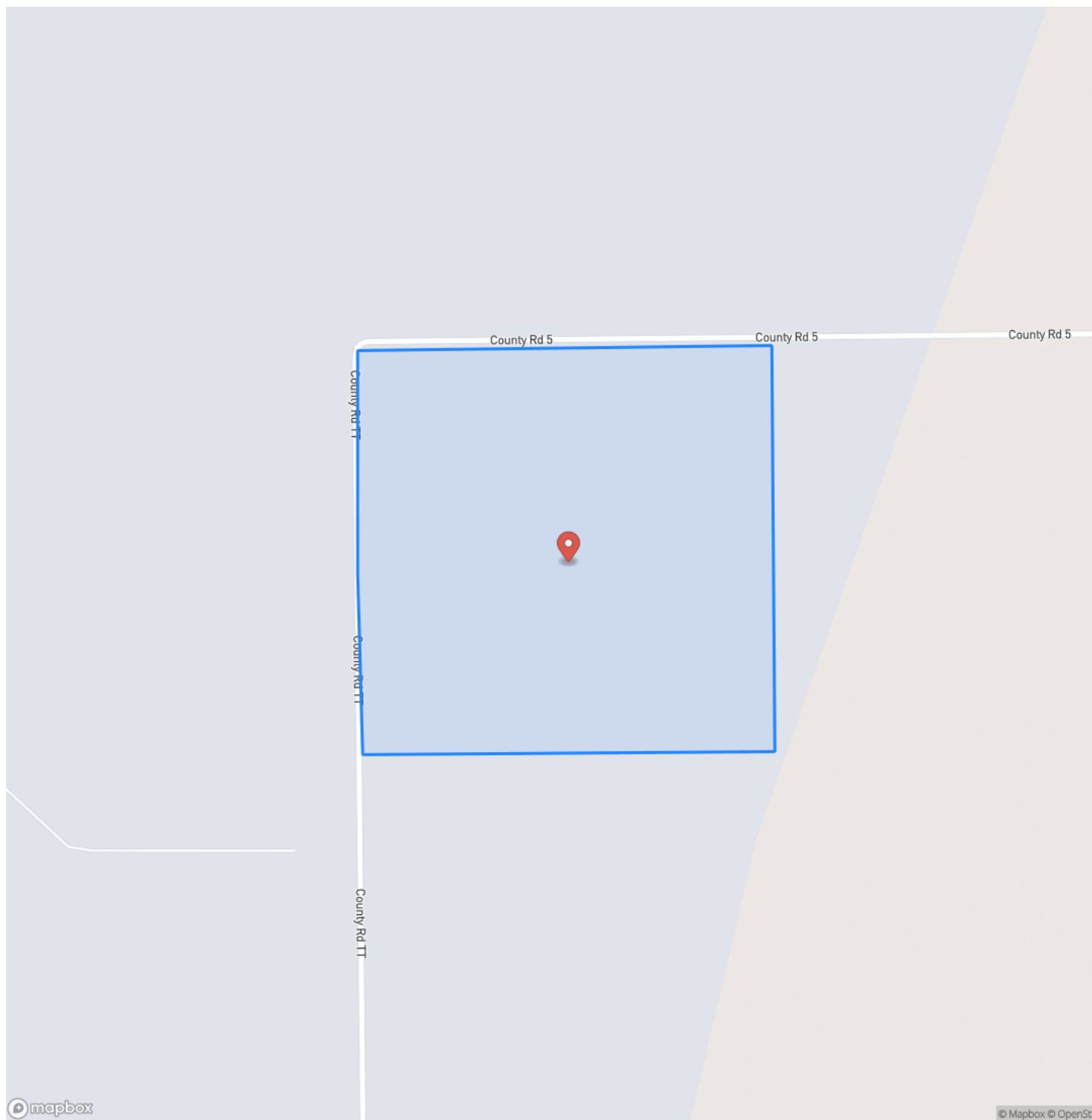
Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the 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.



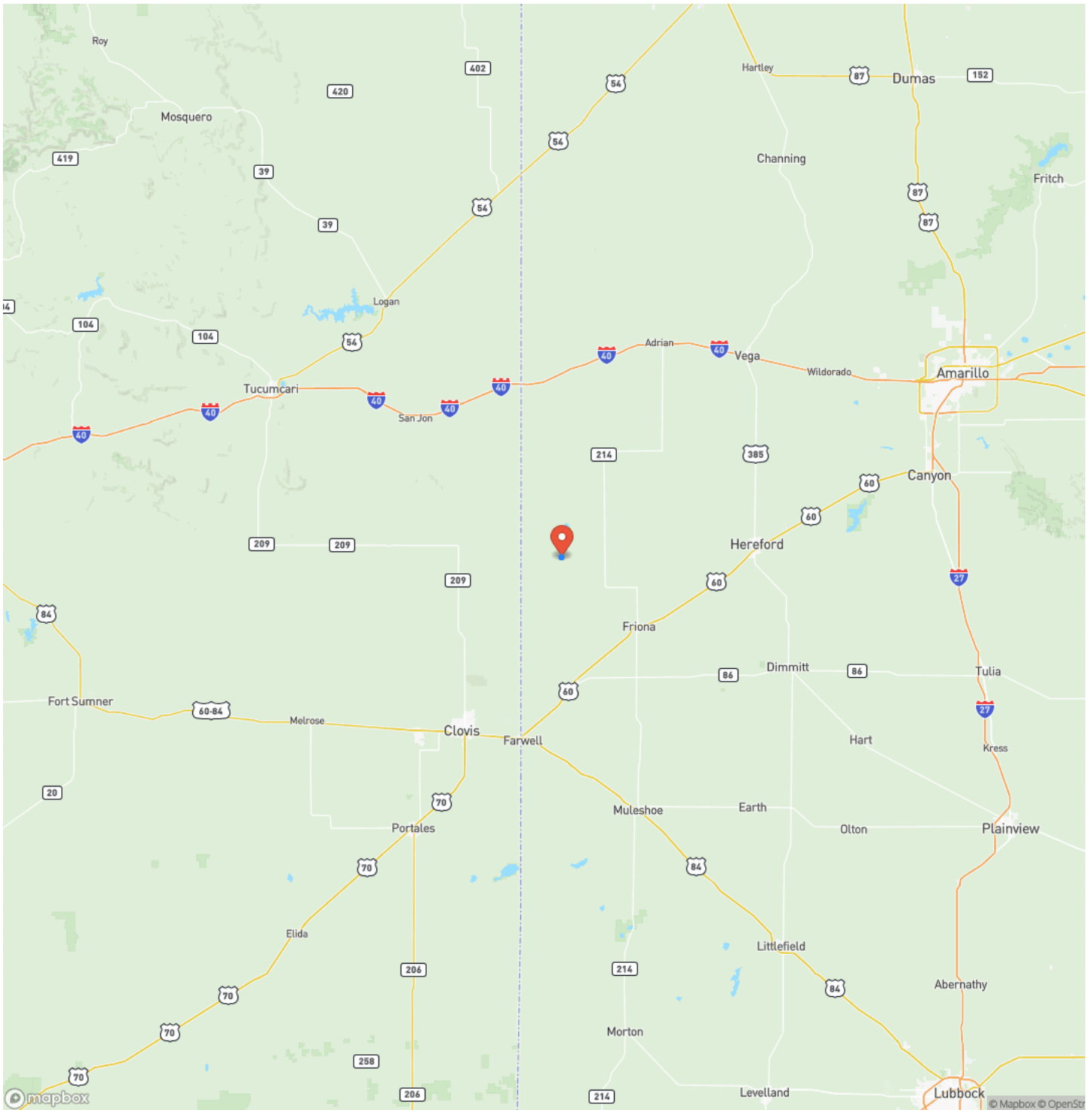
160± Acres Deaf Smith County
Bootleg, TX / Deaf Smith County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Logan Harrison

Mobile

(806) 559-6564

Office

(806) 771-7710

Email

logan@txrealestategroup.com

Address

10210 Quaker Avenue

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/>

