



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



160± Acres Dawson County

WELCH, TX

\$336,000(\$2100/ACRE)

We are pleased to present this 160± Acre farm in Dawson County with easy access and good soils for profitable farming and other agricultural opportunities. Historically this property has been used for dryland row crop, but the opportunity exists for other applications in the future.

160± Acres Dawson County | Welch, TX

Location:

The farm is located in Dawson County, Texas, approximately 2 miles southeast of Welch. County Road 9 runs along the east side of the property going North and South, giving the farm convenient and easy access.

Land:

The property consists of 160± acres of level to gently sloping dryland farm ground, primarily suited for cotton, sorghum, or wheat production. Soils are consistent with the area and provide reliable dryland farming opportunities. The farm is made up almost entirely of Patricia and Amarillo fine sands. Amarillo sandy loam is also sprinkled throughout in small quantities. The farm has slopes of 0-3% running throughout the farm.

Water:

No irrigation wells are currently in place.

Improvements:

The farm has no improvements on it.

Hunting/Farming/Government Programs:

The land is currently utilized for dryland row crop production. Buyers should verify current participation in USDA farm programs, including potential FSA base acres or crop program payments.

Minerals:

The seller's mineral rights will not convey with this sale.

Price:

This farm is being offered at \$336,000, or \$2,100 per 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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