



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



177± Acres Cochran County

MORTON, TX

\$265,500 (\$1,500/ACRE)

We are pleased to present the exclusive listing of this cultivated farm in Cochran County, Texas. This dryland farm is located just Northwest of Morton, and has good access and farming opportunities.

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Location: Located roughly 6.5 miles outside Morton, this farm is bordered by County Road 44 on its North side running East and West, as well as County Road 137, which corners it on the northeast perimeter point.

Land: The land is generally flat, with slopes ranging from 0-3% throughout. Roughly 100 acres are made up of Amarillo fine sandy loam. Arvana fine sandy loam makes up another 21 acres or so. Tokio, Midessa, Sparenberg, Posey, and Patricia fine sandy loams can also be found on the farm.

Price: This farm is being offered at \$265,500, or \$1,500/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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