



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



*New Price*

## 641.8± Acres Hale County

PETERSBURG, TX

NOW LISTED AT: \$818,295 (\$1275/ACRE)

We are pleased to present this 641.8± acre dryland farm and ranch property in Hale County. This tract offers a vast expanse of gently rolling terrain, ideal for dryland farming and ranching operations. The fertile soils and open fields provide ample opportunity for cultivating crops like wheat, cotton, and milo, or for developing grazing pastures for cattle. The property is easily accessible with well-maintained county road frontage, and its expansive size allows for flexible use across agricultural and livestock activities. With a history of productive yields and strong potential for continued success, this acreage is an ideal investment for those seeking an agricultural property in Hale county. Whether you're expanding an existing operation or starting a new venture, this farm and ranch land offers a promising future. There is also a second section available 7.5 miles to the North along FM 789.



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**Location:** This farm is located roughly 6 miles North of Petersburg. With FM 789 bordering it on the East, County Road 245 running along its North end, FM 37 on the South end.

**Land:** The majority of the soil is made up of Pullman clay loam, with slopes from 0-3% throughout. Randall clay, with 0-1% slopes can also be periodically found.

**Water:** There is no water on the property currently.

**Improvements:** There is a 40 X 100 quonset barn on the east side of the property just off FM 789

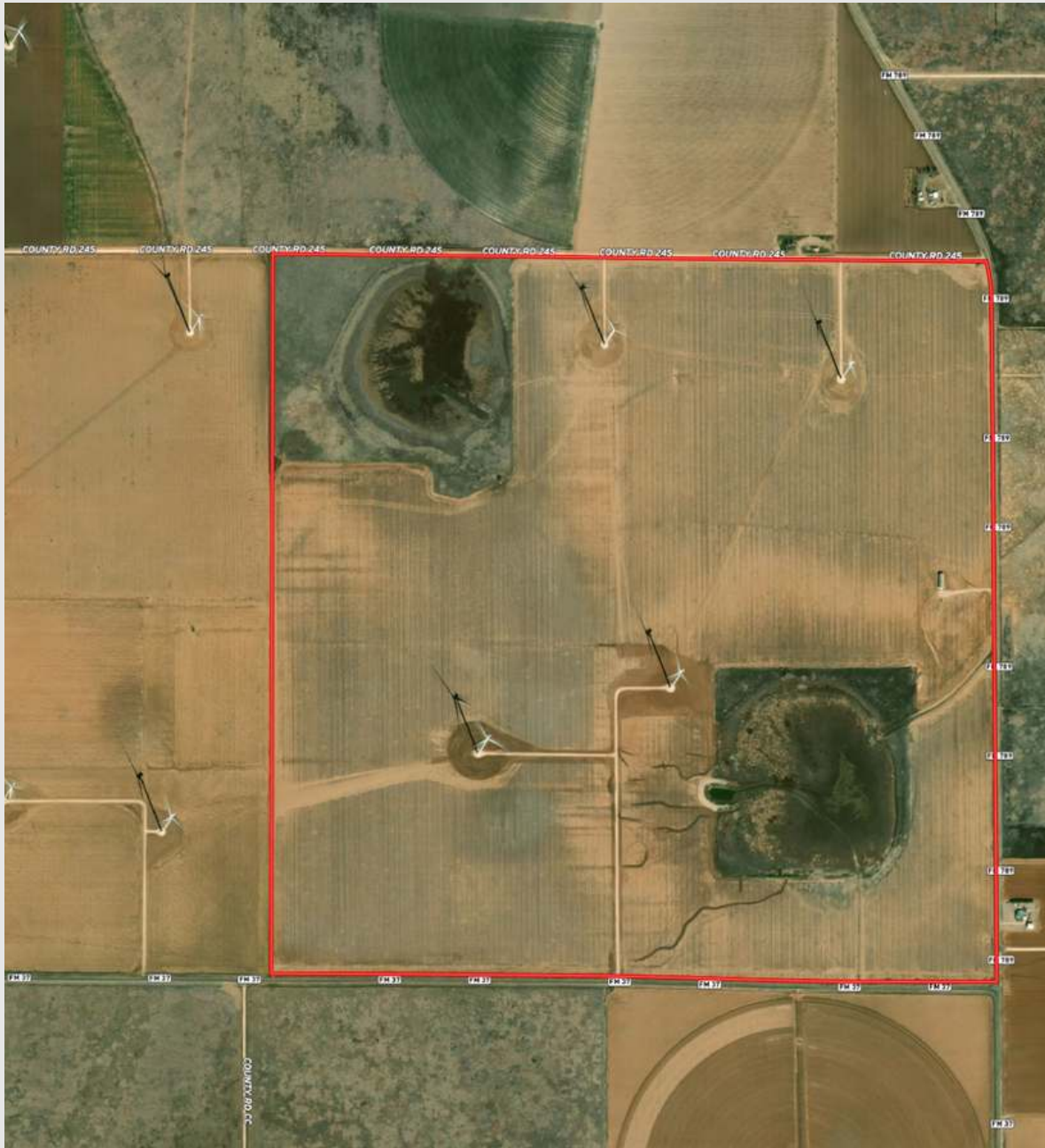
**Minerals:** The seller will not be conveying any mineral interest in the property.

**Price:** This property is being offered at \$818,295, or \$1,275/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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