



630± Acres Dawson County

LAMESA, TX

\$945,000 (\$1,500/ACRE)

We are pleased to present to market the exclusive listing of this 630± acre hunting and recreational property located in Dawson County, Texas. This unique offering is a rare find in Dawson County, and provides prospective buyers with a wonderful opportunity for hunting, homesteading, or other recreational activities for years to come.

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Location: Located roughly 9.5 miles North of Lamesa and 7 Miles Southwest of O'Donnell, this property has access via Glider Road along its eastern border, and is situated just West of HWY 87.

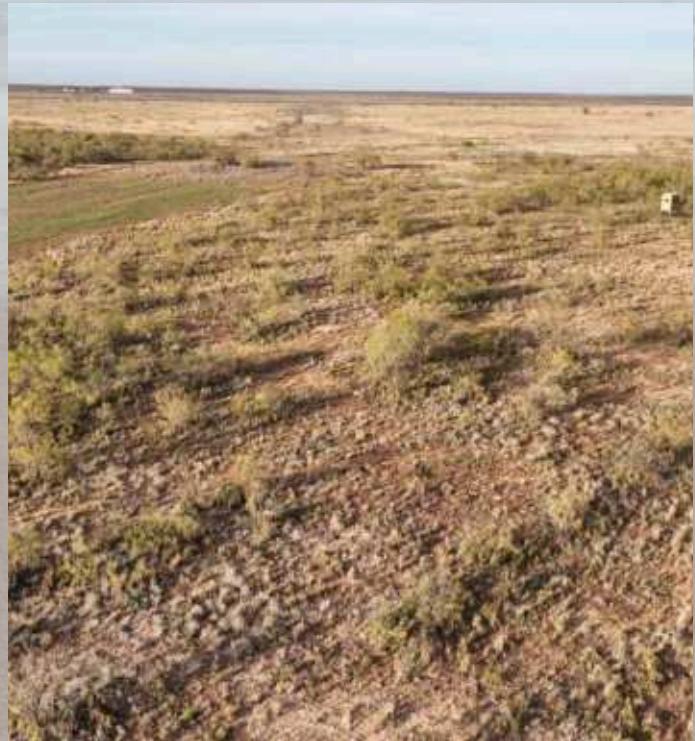
Land: The land comprises multiple different soil types, including Lenorah-Hindman complex (around 30%), Posey fine sandy loam (13%), Arvana fine sandy loam (12%), and others. For a full soil report, please contact the listing agent. There is also a 40 or so acre food plot, and a roughly 4.7 acre caliche pit. The seller does not receive any income from the caliche pit.

Water: The property features one well for wildlife.

Government Programs: There are also roughly 300 acres enrolled in the CRP (Conservation Reserve Program) bringing in roughly \$10,000/year. Per the seller, the contract runs through 2031 and is at \$30/acre.

Minerals: The owner does not own any mineral interests on the property.

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Improvements: In addition to the well, the property features four deer feeders and a blind, all of which are negotiable.

Hunting: The property offers a number of hunting opportunities, including hogs, deer, and other varmints.

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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