



TX Real Estate Group

Farm and Ranch Division

Residential | Farm & Ranch | Commercial

New Price

Huge Price & Acreage Adjustment:

The Patton Farm & Vineyard

85± ACRES | MEADOW, TX

NOW LISTED AT \$299,900 (\$3,528/ACRE)

HUGE PRICE AND ACREAGE ADJUSTMENT! We are pleased to offer the exclusive listing of this 85 acre farm containing a premium vineyard and certified organic dryland in Terry County. Priced to move, this farm has a number of unique opportunities with it, and is a rare opportunity for its new owner to have multiple income streams off a single property for years to come at a turnkey price point.

85± Acres Terry County | Meadow, TX

LOCATION: This farm is located southwest of Meadow, and around 4 miles off of HWY 385. County Road 260 borders the farm on the North going East and West, and County Road 270 runs East and West along the property's southern border.

ACRE USAGE: The farm has a variety of acreage uses. Of the 85 total acres, 20 are vineyard acres, around 56 are certified organic dryland, and another roughly 14 are in native grass. The seller has elected to keep some of the former CRP acres in native grass to provide a windbreak for the vineyard in the middle of the farm. Please see the Vineyard section of this description for more details.

SOIL: The vast majority of the farm (97%) is made up of Patricia and Amarillo fine sandy loams, with 0-3% slopes throughout. The remaining acres are made up of Portales loam, and have a 1-3% slope in these areas.

IMPROVEMENTS: The farm has a number of various improvements throughout, including wells, pivot pads, and a gathering tank in the center of the farm. There are a total of five (5) wells on the property, four (4) of which are tied together. The exact GPM on these wells is unknown, but the seller believes that the wells' various GPM ranged anywhere from 25-50 GPM each. The depth of the wells are all around the 180 range, but it is possible that the wells could be dug deeper to potentially hit more water. The final well feeds the vineyard. The farm is also equipped with three-phase electricity and water lines running to the pivot pads. Although the farm was last irrigated in 2008, there may be a possibility of future irrigation through either pivot or drip irrigation.

VINEYARD: There are currently 20 acres that make up the grape vineyard, 17 of which are operational, and 3 of which are set up for production, but do not yet have vines on them. The vineyard is split into two primary zones. The South 10 acres has three zones within it, which are each roughly 3.3 acres, all of which have below ground drip irrigation to them. The 5 southernmost acres are the oldest, and were planted in 2009. This section has 8 rows, and 4 spacing between vines, which is one of the tightest densities available. The grapes being grown on these 5 acres are of the Viognier variety. The next 5 acres in the southern zone were planted in 2010, and have the same spacing as the previous 5 acres. The drip tape in this portion of the vineyard was installed in 2010. The northern 10 acres has 12 rows and 6 spacing. The grapes in this zone are supplied by above ground drip irrigation. Trellis for all 10 of these acres was installed in 2020, and the grapes being grown in these zones are Cabernet Sauvignon. The vineyard features 3 more additional acres of potential, with the drip and setup for these acres already in place. The vineyard is positioned at a 120 degree angle off the East/West line

LEASE: Seller is aware of a potential tenant for both the cotton portion as well as the vineyard portion of the farm. Please contact broker for more details.

MINERALS: The seller is believed to have around 22% of the mineral rights on the property, and will convey all interests owned to the new owner with an acceptable offer.

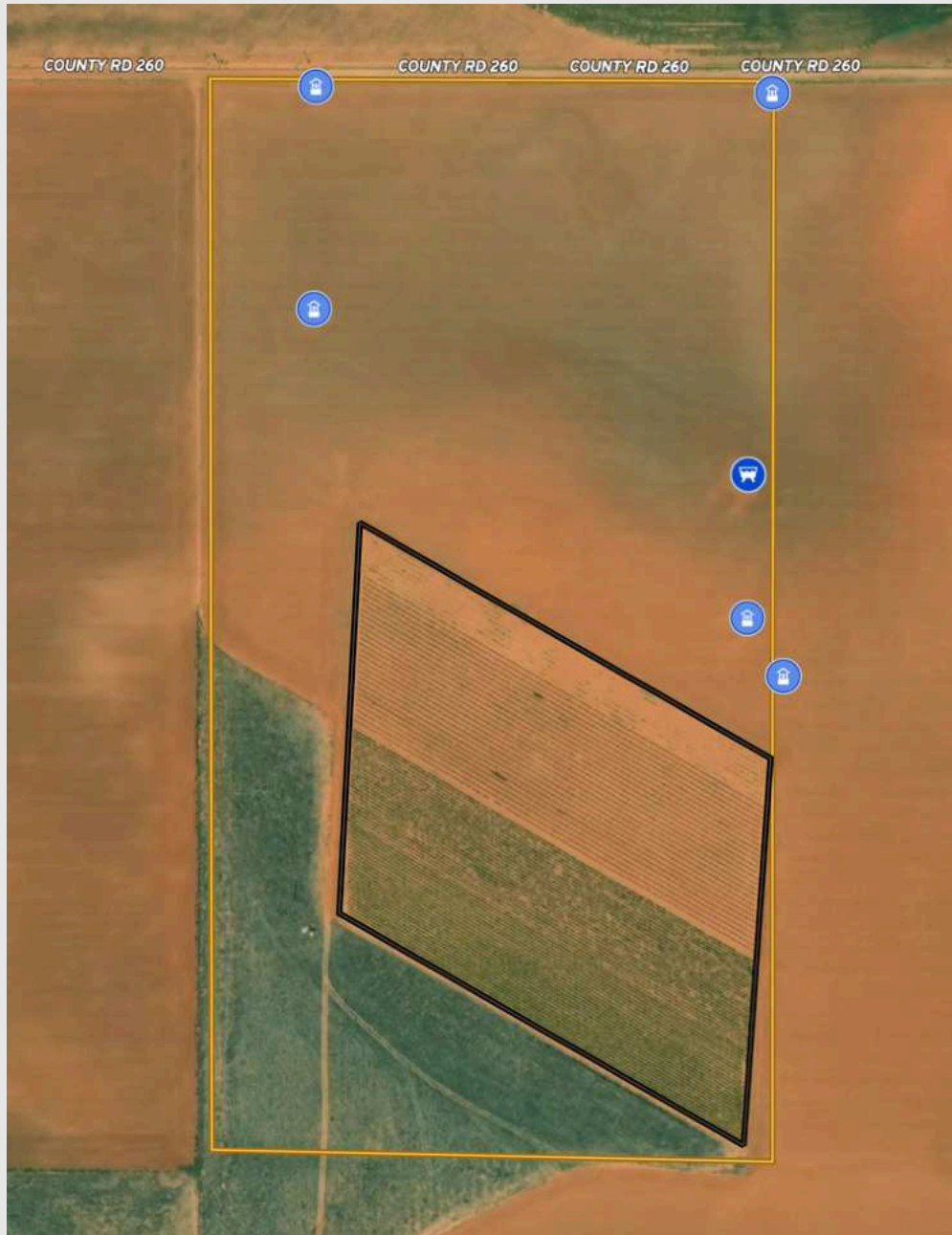
PRICING: This property is now offered at \$299,900 or roughly \$3,528/acre.

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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