



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



102± Acres Hockley County

ROPESVILLE, TX

\$1,020,000 (\$10,000/ACRE)

We are pleased to present the exclusive listing of this 102± acre tract just 4 miles West of Ropesville, Texas. This property is ideally situated for future development as Ropes continues to grow, and could have a number of various uses in the future.

102± Acres Hockley County | Ropesville, TX

LOCATION: This farm is located just 4 miles West of Ropesville, with Roadrunner road running along the northern border of the property going East to West. FM 41 is roughly a quarter mile to the South, and FM 168 due East.

WATER: There is one small well currently on the property.

IMPROVEMENTS: There is a small set of pens currently being used for goats.

LAND: The farm is made up predominantly of Amarillo fine sandy loam (roughly 73%). Pep loam, Ranco clay, and Portales loam can also be found on the premises.

MINERALS: The owners are not believed to own any mineral rights on the farm.

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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