



Price Reduced

133± Acres Hockley County

LEVELLAND, TX

NOW LISTED AT: \$495,000 (\$3,714/ACRE)

We are pleased to have obtained the exclusive listing of this 133.3+/- acre farm conveniently located just east of Levelland in Hockley County, Texas. Formerly used as a test spot for various crops and other uses, this farm has both land to farm as well as functional improvements that can serve a various number of applications in the future. The property has served its current owners well, and with its extensive improvements and possibilities is ready to serve someone else, be it for farming, a business site, or other developmental possibilities.

133± Acres Hockley County | Levelland, TX

Location: Situated just northeast of Levelland and just off HWY 114, the farm has convenient caliche road access via North Barton Lane on the eastern border, and Alaska Road running East and West on the northern boundary. The proximity to town makes the property very convenient for a number of various applications, be it farming, business, or other types of development.

Land: The land is made up of a wide variety of soil types, and is generally flat throughout. Acuff loam is the most common, covering about 43% of the place (56.4 acres). Pep loam covers another 31% or so (41.2 acres). Portales loam, Lofton clay loam, Chapel clay, and Olton clay loam can also be found on the farm. The majority of the tract has slopes from 0-1%, with slopes up to 3% being found in small areas as well.

Water: There are a total of four wells on the property, three of which are irrigation wells. The three irrigation wells combined make around 120 GPM per the caretaker. The fourth well is a domestic well. The opportunity exists to utilize the water for drip irrigation, row water, or a small center pivot. More wells could also be added to increase the gallon count on the property.

Improvements: Aside from the wells, there are a number of other improvements to speak of. Specifically, the farm has a finished out 40x80' shop with a 20x80' lean to on the outside of it. Half of said barn has heating, air conditioning, is finished out, and is used as office space. The other half houses equipment and other tools. Additionally, another shed is located just North of the primary barn and while it needs some work (specifically on the roof), can still be used to house equipment well into the future. A small house sits near the main entry onto the property. The house has previously been rented out to residential tenants, but does need extensive work. There is a cotton gin inside the barn that will NOT convey with the sale and will be removed prior to closing.

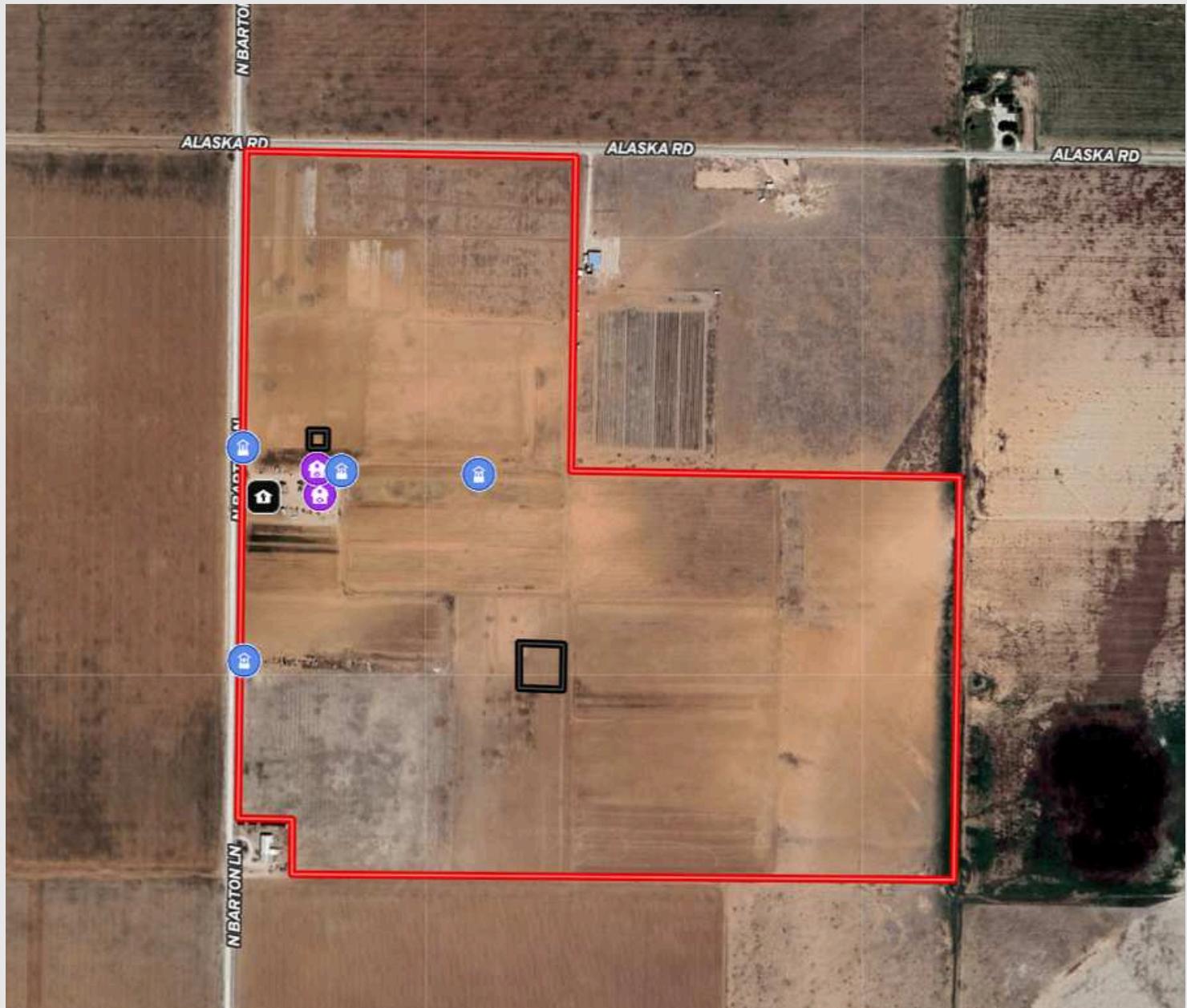
Past Uses: As mentioned previously, this farm has been used as a test site for various seeds, chemicals, and other farming applications. The owners privately contracted with a number of companies. There are still two plots on the farm that will need to be monitored and not touched for the next year. One is roughly one acre just north of the barn, and the other is around two acres near the center of the farm. These are marked in black on the map provided.

Minerals: The owners have no knowledge of minerals owned on the property.

Price: The farm is being listed at \$495,000 or \$3,714/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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