



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



Just Reduced

79± Acres Gaines County

SEMINOLE, TX

NOW LISTED AT: \$124,900 (\$1,581/AC)

We are pleased to present this 79± Acre tract in Gaines County, South of Seminole. This tract is an opportunity to potentially be used for a variety of agricultural uses in future years.

79± Acres Gaines County | Seminole, TX

Location:

The tract is located in between Seminole and Andrews, the tract is situated just South of County Road 330 and just East of County Road 313 and East of NW 3601.

Land:

The majority of the land (77.74%) consists of Brownfield fine sand (thick surface). The rest is made up of Patricia fine sandy loam. The slopes on the tract range from 0-3%.

Water:

There are no water wells currently on the property, but per public well reports the wells in the area range anywhere from 180-260ft in depth.

Improvements:

There are no improvements on the property other than the oil wells and road infrastructure for said wells.

Minerals:

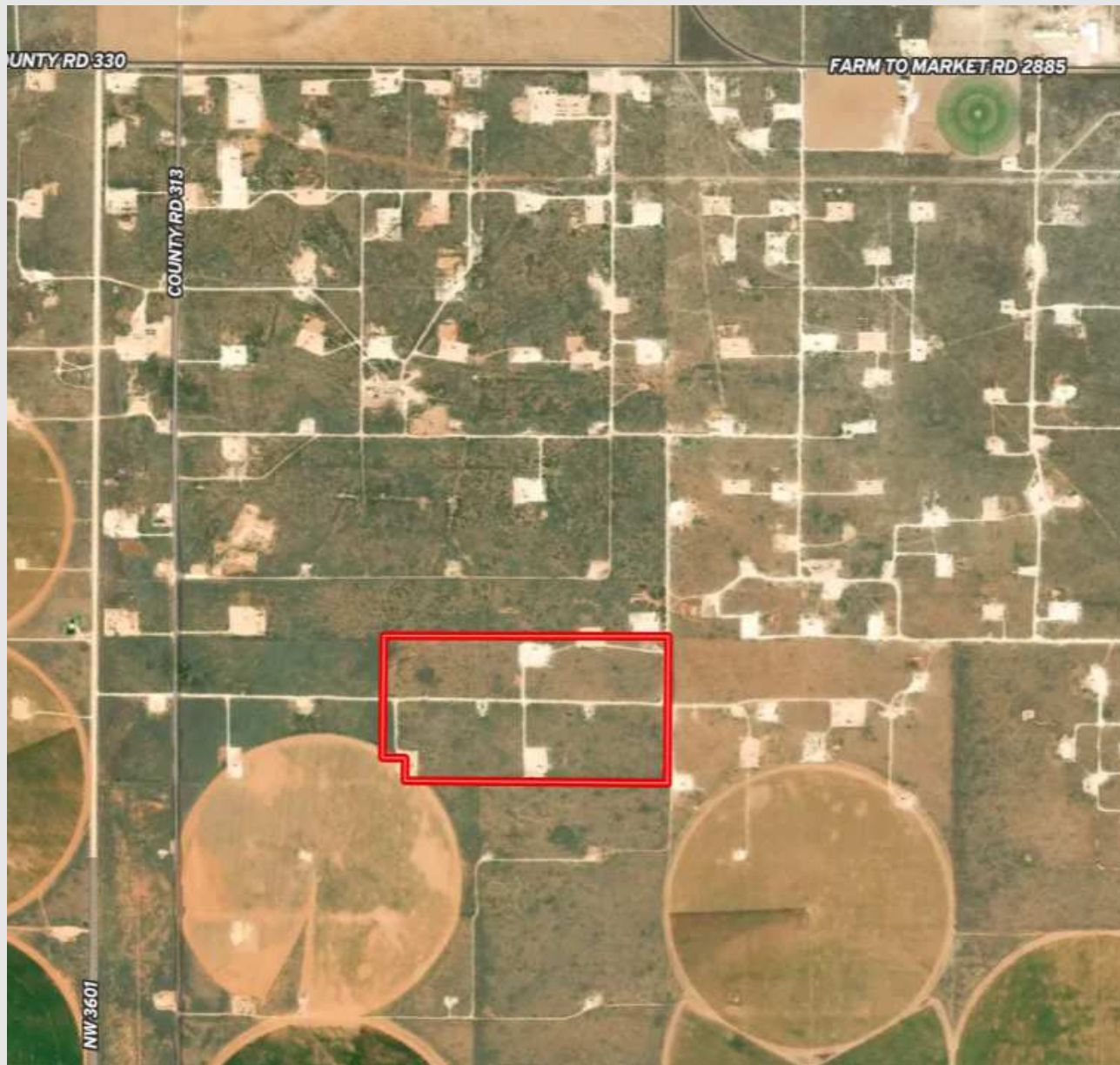
The sellers are not aware of any mineral rights currently owned.

Price:

This tract is being listed at \$124,900 (\$1,581/ac).

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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