



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



3300± Acres Gaines County

SEMINOLE, TX

LISTED AT: \$3,950,000 (\$1,185/ACRE)

We are pleased to present the exclusive listing of this expansive and contiguous 3,331+/- acres located just South of Seminole in Gaines County, Texas. This incredible property offers a wide variety of options for a new owner, including continuing to capitalize on its current lucrative passive income stream, starting a cow operation, or even a potential organic dryland farming venture.

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3300± Acres Gaines County | Seminole, TX

Location:

Sitting on FM 181 roughly 12 miles South of Seminole, the land has easy access via 181, including blacktop entering the property. A small portion of the land is also bordered by County Road 319 along a portion of the western border.

Land:

There are a number of various soil types throughout the farm. Most prominently is Patricia fine sand, which makes up around 51% of the land. Brownfield fine sand (thick surface), and Amarillo loamy fine sand each make up around 15%, while Arvana soils and Gomez loamy fine sand can also be found in smaller quantities. The tract is generally rolling, with slopes of 0-3% being found throughout. Modest increases in the slope can be found in some select spots. For a full soils report, please contact the listing agent.

Water:

While the sellers do not possess any commercial or irrigation related water rights, domestic house wells and stock wells are permitted on the land.

Improvements:

There is a shop on the property, which the seller believes is possibly a 50x75'. The age of the shop is unknown.

CRP Details:

There are multiple CRP contracts on the property which combined pay over \$176,000 annually. The passive income opportunity on the land is tremendous, and with these contracts having been renewed multiple times over the years, a buyer could likely count on this income stream for many years to come. The majority of the contracts run through 2026 or 2032. For more details on these contracts, please contact the listing agent.

Minerals:

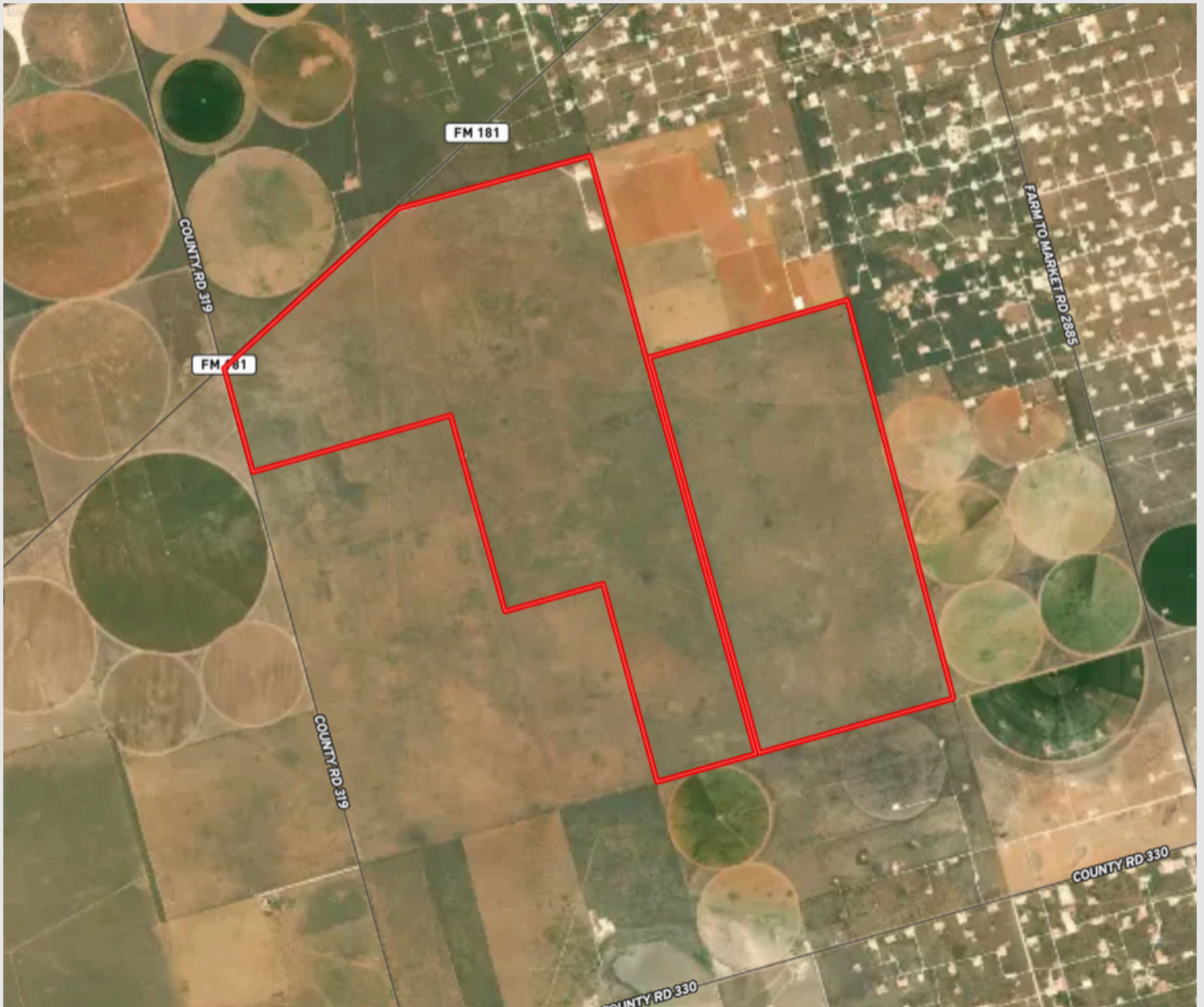
The sellers do not own any mineral rights on the property.

Price:

This tract is being listed at \$3,950,000, or \$1,185/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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Presented By:
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