



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



381.5± Acres Scurry County

COLORADO CITY, TX

NOW LISTED AT 489,900(\$1,284/ACRE)

We are pleased to present to market the exclusive listing of this 381.5± acre property located in southeast Scurry County. This property is perfect for a hunting ranch or country paradise.

381.5± Acres Scurry County | Colorado City, TX

Location: Situated just off HWY 350, the ranch has County Road 3186 running up to it, as well as along much of the southern border (going East and West). The property is the perfect combination of easy to get to and a getaway destination. Roughly an hour and a half from Lubbock, 20 minutes from Snyder, and 30 minutes from Big Spring, this property is in the perfect spot for a weekend place or even a homestead site.

Land: The land consists of a number of various spoil types. Sagerton clay loam and Stamford clay (dry), each cover about 20% of the property, with slopes in the 0-3% range. Pyron clay loam (18%), and Vernon-Knoco complex (13%) can also be commonly found. For a full soils report, please contact the listing agent.

Water: The property has two dirt tanks on the ranch, one on the far North side, and one near the center of the property.

Improvements: In addition to the dirt tanks, the property is fully fenced, and has a deer stand, which will convey.

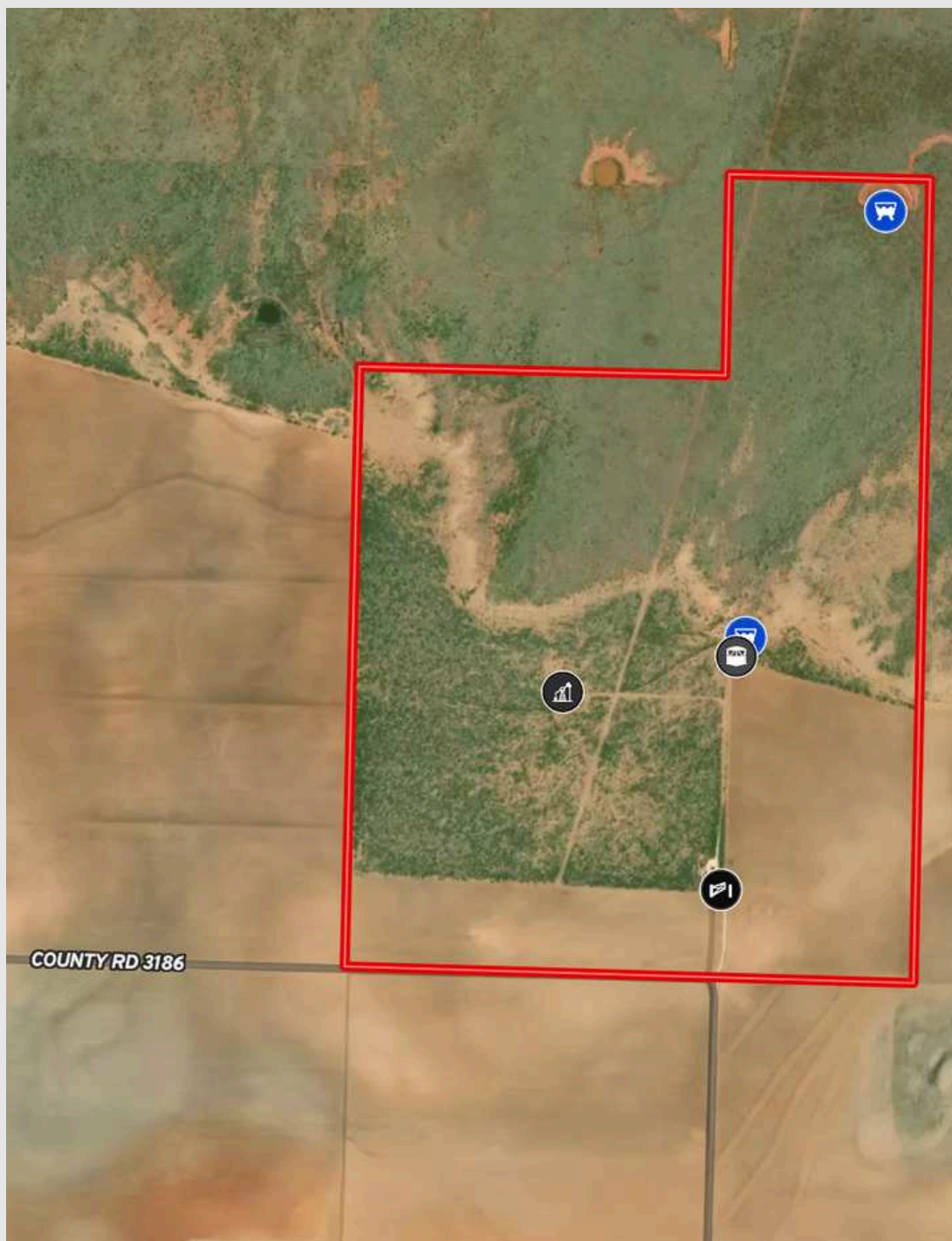
Hunting/Farming: Roughly 88 of the acres have been put into dryland cultivation. This could be perfect to plant sunflowers, cotton, or some other crop for either income or hunting purposes. In terms of hunting, whitetail deer, dove, turkey, quail, hogs and other varmints have been observed on the ranch and surrounding areas.

Minerals: The sellers do not own any mineral rights.

Price: The ranch is being offered for \$489,900 or \$1,284/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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