



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



189.7± Acres Hockley County

PEP, TX

LISTED AT: \$246,610 (\$1,300/ACRE)

We are pleased to have obtained the exclusive listing of this 189.7 acre tract, formerly in CRP, in Hockley, Texas. This property presents a number of great possibilities, including future farming, grazing, hunting, or even a homesite.

189.7± Acres Hockley County | Pep, TX

Location:

Located just south of Pep, TX in Hockley county and only a quarter mile away from paved FM 303. The property can be accessed via a well maintained county road. Property is bordered on the North by Spain CR and bordered to the East by Olympia CR ensuring ease of access.

Land:

The property has varying soil types primarily consisting of Friona loam (72.62%) and Amarillo fine sandy loam (18.03%) with zero to 1% slopes throughout. For a full soil report contact the listing agent.

Water:

There is currently no water infrastructure on the property.

Improvements:

None

Hunting:

Hunting properties do exist on the property, game such as mule deer frequent the property.

Government Programs:

The property was previously enrolled in the Conservation Reserve Program (CRP) and has been out of the program a year, making possible a wide range of grazing and farming opportunities for prospective buyers. While the property is not currently in CRP, a buyer could potentially attempt to re-enroll the tract if they wish.

Minerals:

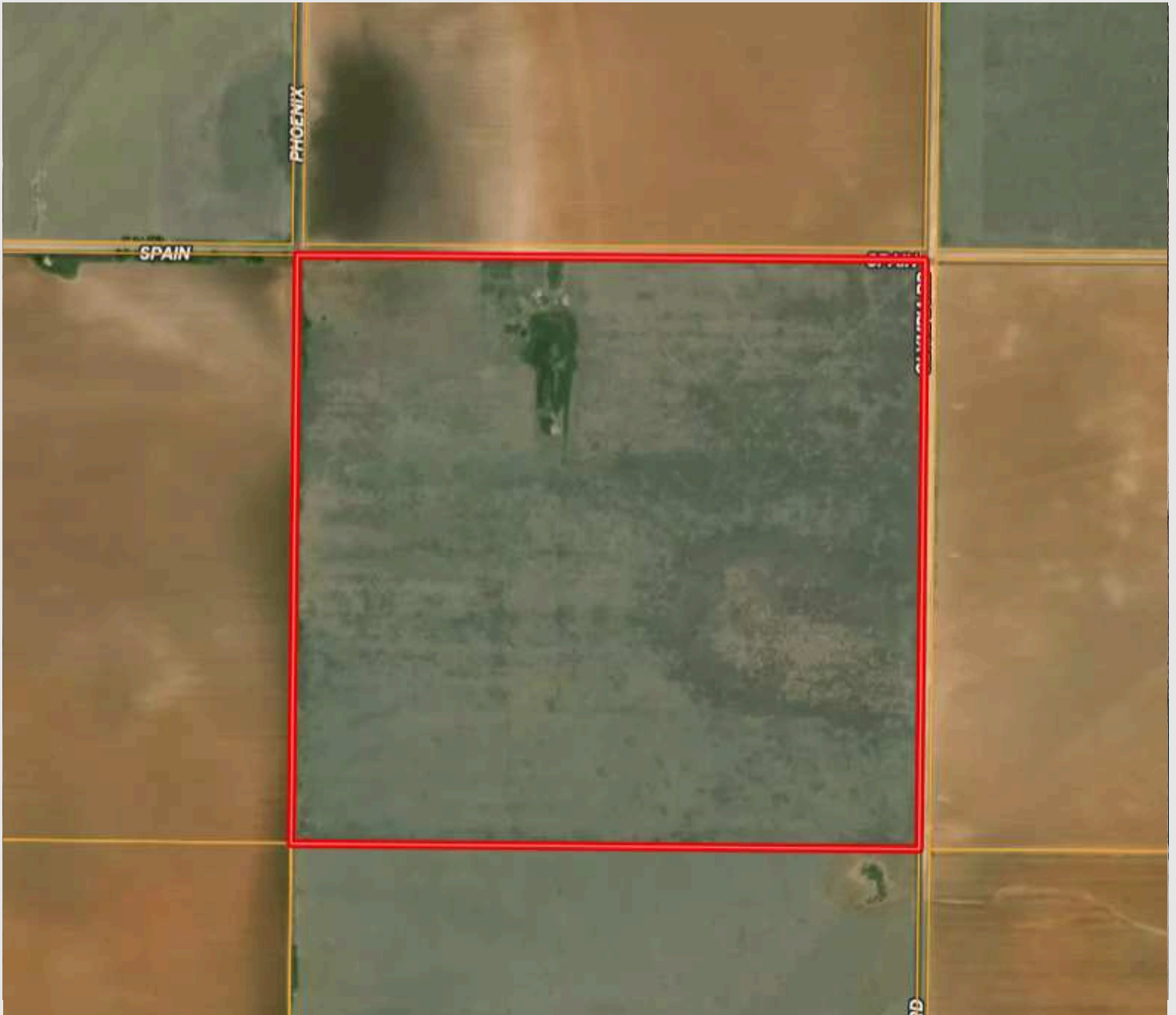
No minerals are being offered with this property.

Price:

This property is being listed at \$246,610 or \$1,300 per 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.

189.7± Acres Hockley County | Pep, TX



Presented By:

Jude Solileau, Listing Agent

806-801-2030

jude@txrealestategroup.com

10917 Wayne Ave, Lubbock, TX 79424