



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



129± Acres in Nolan County

NOW LISTED AT: \$572,647

We are pleased to present the exclusive listing of this 129 ± acre property in Nolan County. With incredible amenities and wonderful topography, this property is a perfect spot for a weekend getaway or a place to call home.

Located just East of HWY 70, this property is roughly 15 miles outside of Sweetwater, 55 miles from Abilene, and 137 miles from Lubbock. SH 153 runs along the west side of the property, granting easy access from any angle. County Road access provides more access points, with CR 231 running North and South along the eastern border.

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129± Acres | Nolan County - Home Place



Land:

The land consists of a number of various soil types. Tobosa clay with 0-1% slopes covers around 28% of the land, Kavett clay (1-3% slope) comprises roughly 24%, and Valera silty clay (0-3% slopes) makes up just under 14% of the ground. For a full soils report, please contact the listing agent.

Water:

There are a total of 3 water wells

Improvements:

The property has an array of various improvements. The “Home Place” tract has two houses on it. The main house is a 2 bed, 2 bathroom house, and also features a 4 bedroom, 2 bath guest house. This tract also includes a barn, a workshop with a garage, a pickleball court, and a 1997 model F-150 pickup and bumper pull trailer that will convey with an acceptable offer. The Home Place is fully fenced.

Hunting/Farming/Government Programs:

There are various hunting opportunities on the property, including deer, hogs, turkey, quail, dove, and other varmints.

Minerals:

All mineral ownership currently held will be retained by the seller.

Price:

The full 129 acres is being offered at \$572,647, or roughly \$ 4,439 /acre.

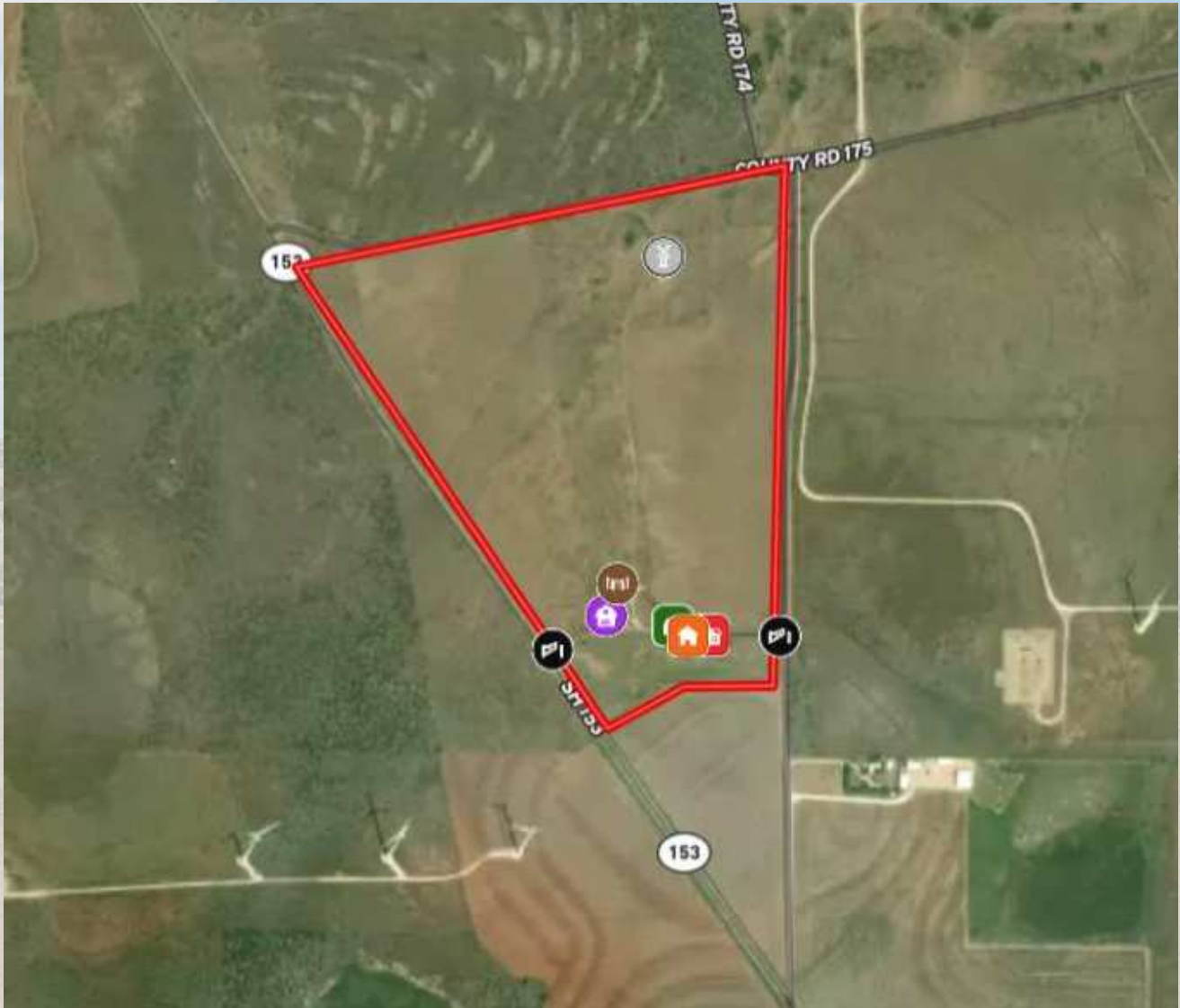
129± Acres | Nolan County - Main House



129± Acres | Nolan County - Guest House



129± Acres | Nolan County - Home Place



Presented By:
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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.