



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



160± Acres in Nolan County

NOW LISTED AT: \$304,145

We are pleased to present the exclusive listing of this 160± acre property in Nolan County. With wonderful topography, this could make a great hunting place, or weekend getaway.

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 east side of the property, granting easy access.

160± Acres | Nolan County - Eidson

Land:

The land consists of a number of various soil types.

Roughly 30% of ground consist of Kavett clay

Roughly 20% of the ground consist of Tobosa Clay

Roughly 18% of the ground consist of Valera Clay

For a full soils report, please contact the listing agent.

Water:

There is one water well on the property.

Hunting:

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.

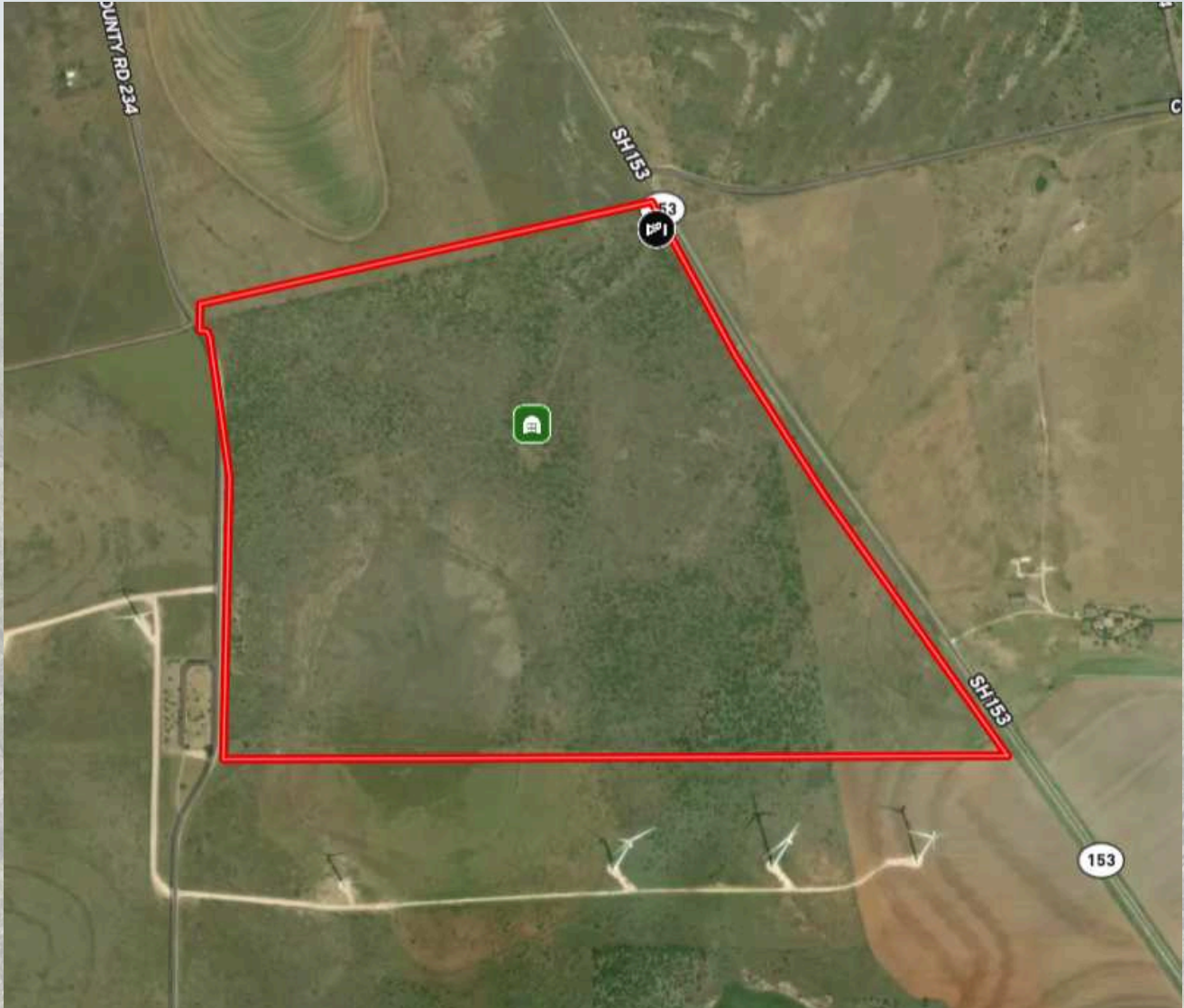
Price:

The full 160 acres is being offered at \$304,145, or roughly \$1900/acre.

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Presented By:
Tommy Kingston, Listing Agent

806-759-2243

tommy@txrealestategroup.com

10917 Wayne Ave, Lubbock, TX 79424

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.