



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



152± Acres in Nolan County

NOW LISTED AT: \$288,937

We are pleased to present the exclusive listing of this 152± acre property in Nolan County. With incredible amenities and wonderful topography, this property is a unique combination of cultivated land, and grass.

152± Acres | Nolan County - Oakley Roberts

Location:

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 through the heart 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, and county road 179 stretches across the southern border.

Land:

The land consists of a number of various soil types.

Roughly 40% of the ground consist of Tobasa clay

Roughly 20% of the ground consist of Roscoe clay

Roughly 20% of the ground consist of Hermleigh clay

Roughly 10% of the ground consist of Kavett Clay

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

Water:

There is one water well on the property.

Wind:

The sellers receive roughly \$7,000 / year via wind energy royalties. The sellers will convey all wind rights and wind royalties with an acceptable offer. For more information on this, please contact the listing agent.

Hunting/Farming/Government Programs:

There are various hunting opportunities on the property, including deer, hogs, turkey, quail, dove, and other varmints. The cultivation on the property is being farmed by a tenant, who would be willing to continue should the new owner so choose.

Minerals:

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

Price:

The property is being offered at \$288,937 or \$1,900 an 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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