



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



160± Acres in Nolan County

NOW LISTED AT: \$359,270

We are pleased to present the exclusive listing of this 160 ± acre property in Nolan County. With incredible amenities and wonderful topography, this property is a unique combination of cultivated land and grass.

160± Acres | Nolan County - Westfield & Pond

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 234 running North and South along the western border.

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 is one water well on the property, along with a pond located on the east side of SH 153.

Improvements:

29± acres fenced on east side of SH 153

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 full 160 acres is being offered at \$359,270 or roughly \$2,245/acre.

Westfield



- 131± Acres
- Dryland farm
- Roughly 50% of the ground consist of Tobosa Clay
- Roughly 18% of the ground consist of Valera silty clay
- Roughly 16% of the ground consist of Valera silty clay
- Minerals: To be 100% retained by seller

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Pond



- 29± Acres
- Dryland farm
- Water well
- Electricity
- Roughly 52% of the ground consist of Kavett Clay
- Roughly 25% of the ground consist of Oplin gravelly clay
- roughly 12% of the ground consist of Mereta clay loam

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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.