

Griffith Farm
TBD CR 4762
Munday, TX 76371

\$468,472
151.120± Acres
Knox County



Griffith Farm
Munday, TX / Knox County

SUMMARY

Address

TBD CR 4762

City, State Zip

Munday, TX 76371

County

Knox County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Undeveloped Land

Latitude / Longitude

33.435075034183 / -99.62022716675119

Taxes (Annually)

755

Acreage

151.120

Price

\$468,472

Property Website

<https://cfrland.com/detail/griffith-farm-knox-texas/34811/>



PROPERTY DESCRIPTION

Griffith Farm is highly sought-after farmland with excellent soils, good water, and easy access from Hwy 277. Three of the four irrigation wells are plumbed underground with risers for flood irrigation. Each water well has a submersible pump and panel box; this farm is very user-friendly. Currently, the tenant alternates roughly sixty acres of wheat with sixty acres of cotton in rows. The remaining acreage is dry land but can be irrigated. This property is less than a mile from the John Deere house outside Munday, TX.

Yield Exclusions are available upon request. The current tenant will be allowed to harvest or graze the current wheat crop. The tenant can be bought out of the current wheat crop at an agreed-upon price.

-- WATER & TERRAIN ---

- 4 water wells
- Electric Company is AEP
- The north water well is 70ft deep and yields 250GPM(per State of Texas Well Report); no current data on the other 3 wells.
- Good flat farm
- Cultivation: Roughly 96 acres is Miles fine sandy loam, moist, 0-1 % slope; Roughly 52 acres in Rotan clay loam, 0 to 1 % slope

-- WILDLIFE --

- *Wildlife* -- Hog, varmints

-- MINERALS & WIND --

- 100% of the owned mineral estate conveys--Non producing minerals; the mineral percentage owned is unknown
- 100% of the wind rights convey

-- ACCESS & DISTANCES --

- 1,700 feet down County Road 4762 on the right-hand side
- 1 mile south of Munday
- 68 miles north of Abilene

- 130 miles east of Lubbock

Listing Agent -- Travis Patterson ([\(254\)-246-5266](tel:254-246-5266))

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Griffith Farm
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Locator Maps



Aerial Maps



Griffith Farm
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LISTING REPRESENTATIVE

For more information contact:



Representative

Travis Patterson

Mobile

(254) 246-5266

Email

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Address

801 Elm Street

City / State / Zip

Graham, TX 76450

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