

Stodghill Farm
TBD Cr. 4740
Munday, TX 76371

\$389,639
125.690± Acres
Knox County



Stodghill Farm
Munday, TX / Knox County

SUMMARY

Address

TBD Cr. 4740

City, State Zip

Munday, TX 76371

County

Knox County

Type

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

Latitude / Longitude

33.45250747850709 / -99.60811611404792

Taxes (Annually)

604

Acreage

125.690

Price

\$389,639

Property Website

<https://cfrland.com/detail/stodghill-farm-knox-texas/34812/>



PROPERTY DESCRIPTION

Stodghill Farm is located just outside the city limits of Munday, Texas. This farm was split into two different tracts during the construction of HWY 277 but functions as one property. South of HWY 277 consists of four water wells that irrigate roughly sixty acres of cotton and wheat. Currently, the tenant is using the remainder ten acres as dryland farming but there is a riser in place for irrigation if needed. This side of the farm is made of Rotan Clay loam. North of HWY 277 has one water well and an upright plumbed-in from one of the wells on the south side of the farm. This portion of the farm is a mix of Winters, Rotan, and Miles loam. Stodghill Farm can also be an opportunity for future development, given its convenient location.

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 ---

- 5 water wells
- Electric Company is AEP
- The north water well is 50ft deep and yields 80GPM(per State of Texas Well Report); no current data on the 4 wells on the southern tract.
- Good flat farm
- Cultivation: Roughly 89 acres is Rotan clay loam, moist, 0-1 % slope; Roughly 26 acres in Winters fine sandy loam, 0 to 1 % slope; and 10 acres in Miles fine sandy loam, 0-1 % slope
- AEP Texas North Co. has a Transmission Line Easement through the south side of the farm. It is an AC; Overhead 69KV Boltage line.

-- 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 --

- Located at the corner of BUSINESS 277 and N Ivey AVE.
- 1/2 mile East of downtown 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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Stodghill Farm
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Locator Maps



Aerial Maps



Stodghill Farm
Munday, TX / Knox County

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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