

180± Acres Bailey County
CR 197
Needmore, TX 79347

\$270,000
180± Acres
Bailey County



180± Acres Bailey County
Needmore, TX / Bailey County

SUMMARY

Address

CR 197

City, State Zip

Needmore, TX 79347

County

Bailey County

Type

Farms, Business Opportunity, Ranches, Undeveloped Land

Latitude / Longitude

34.1132 / -102.6955

Acreage

180

Price

\$270,000

Property Website

<https://kwland.com/property/180-acres-bailey-county-bailey-texas/116190/>



**180± Acres Bailey County
Needmore, TX / Bailey County**

PROPERTY DESCRIPTION

180± Acres, Bailey County, Texas

NEW LISTING!

We are pleased to present this dryland farm located in Bailey County, Texas. The property consists of a single tract, farmed conventionally, offering a straightforward production opportunity for the next owner.

Location:

Situated 6 miles north of Needmore and 2 miles east of FM 214, this farm offers convenient access just a half mile north of County Road 746, approximately 10 miles from Muleshoe.

Land:

The majority of the farm - approximately 83% - is made up of Amarillo loamy fine sand, 0 to 3 percent slopes, with Amarillo fine sandy loam 0 to 1 percent slopes making up an additional 16.31%. These soils are well suited for dryland crop production.

Soil/Fertility - Section 180 Consideration:

Portions of the purchase price attributable to residual soil fertility may qualify for amortization under IRC Section 180 (subject to buyer verification). Buyers should consult their CPA or tax advisor regarding allocation and eligibility.

Farming/Government Programs:

The farm is currently in conventional cotton production. Farm program participation, if applicable, can be further explored by prospective buyers.

Minerals:

No minerals are available with this sale.

Price:

This farm is now being offered at \$270,000 (\$1,500 per acre).

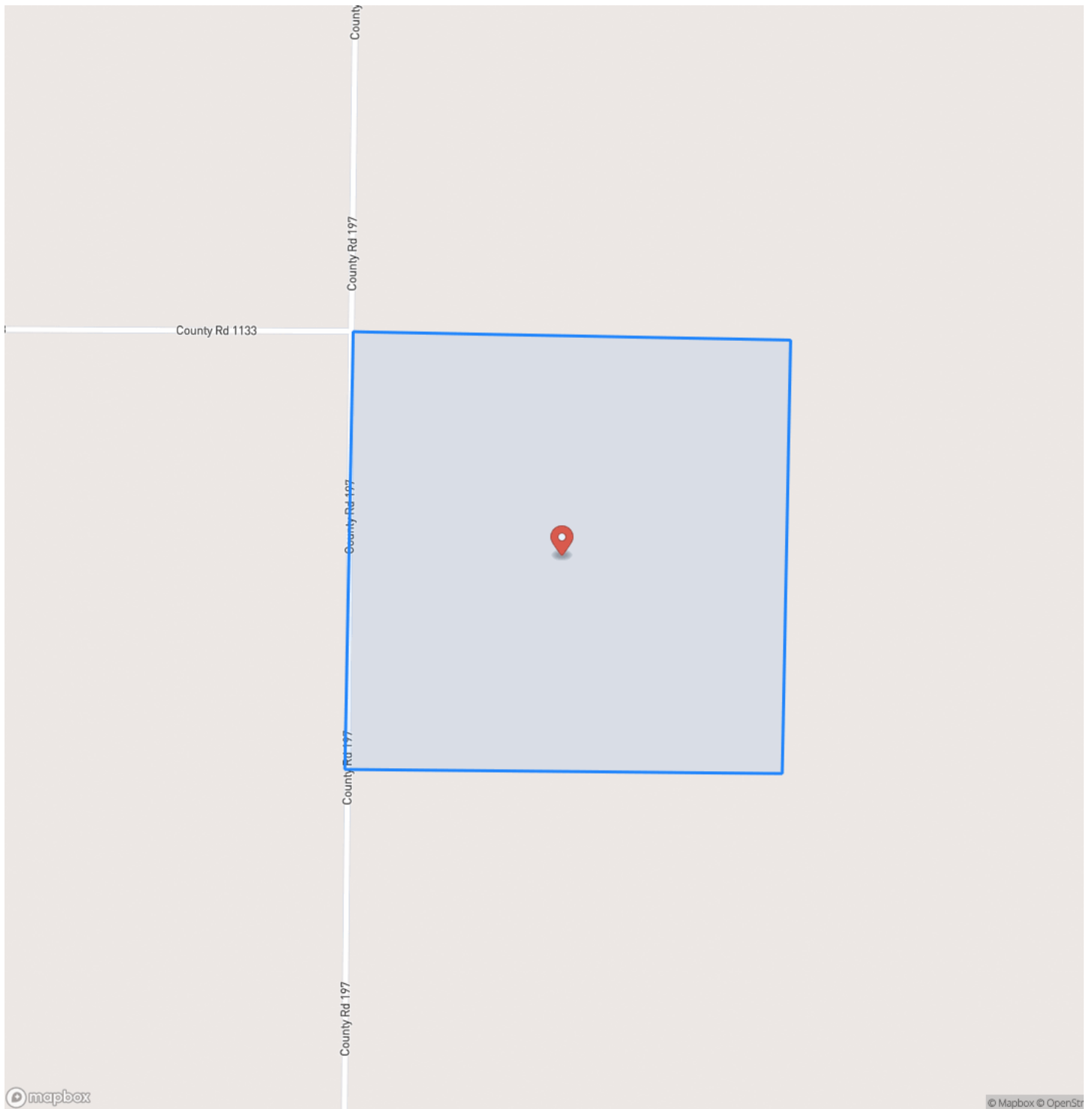
Notes: Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the 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.



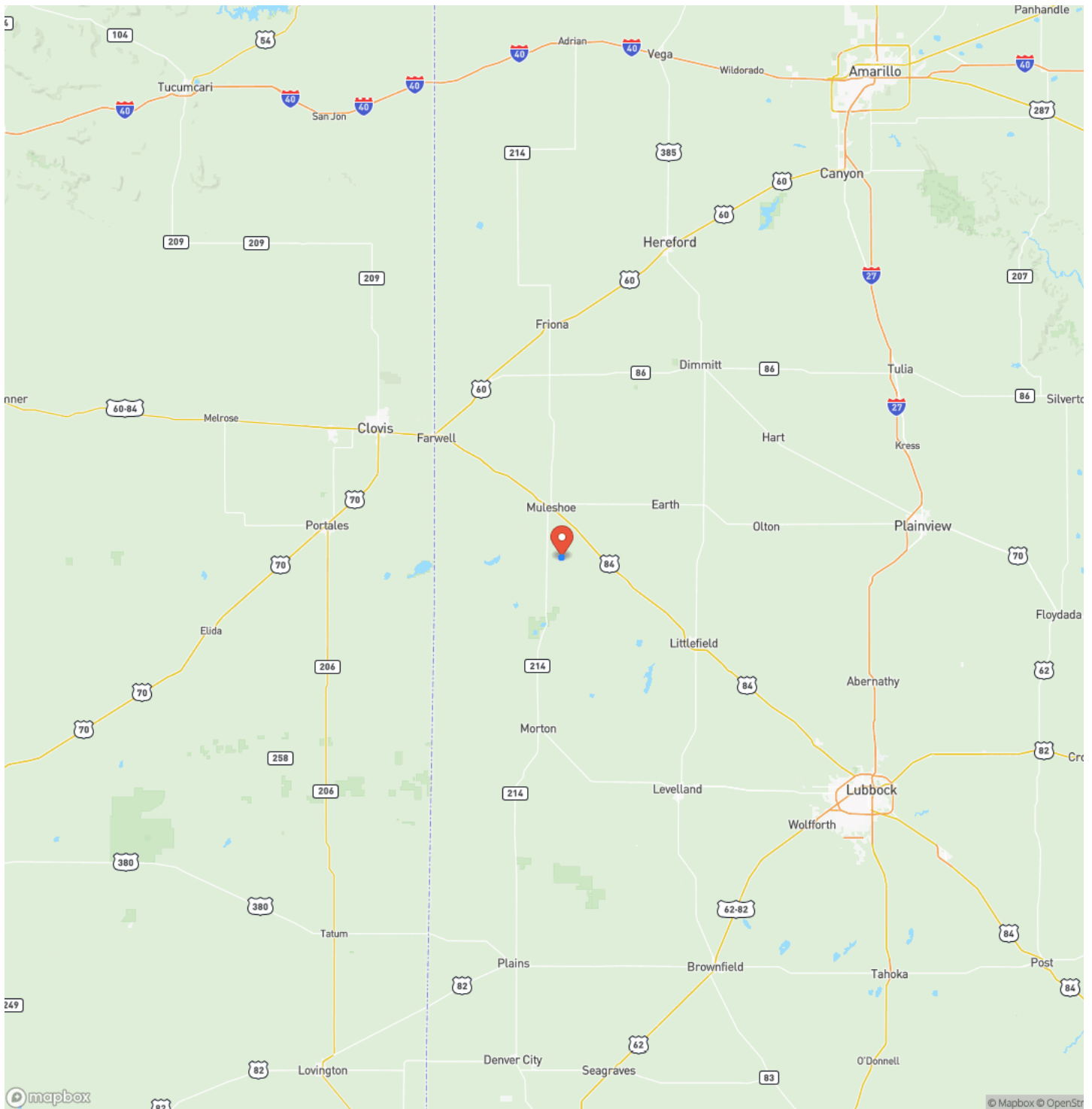
180± Acres Bailey County
Needmore, TX / Bailey County



Locator Map



Locator Map



Satellite Map



180± Acres Bailey County
Needmore, TX / Bailey County

LISTING REPRESENTATIVE

For more information contact:



Representative

Reggie Johnson

Mobile

(210) 919-2414

Email

reggie@txrealestategroup.com

Address

10917 Wayne Ave

City / State / Zip

Lubbock, TX 79424

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://txrealestategroup.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



TX Real Estate Group
10917 Wayne Ave
Lubbock, TX 79424
(806) 370-7233
<https://txrealestategroup.com/>

