**Dickens County\* 160 Acres CRP\* Hunting\* Quail\* House\* Ponds\***

**Location:** 5 miles south of East Afton on the east side of FM 265, or approximately 4 miles east of Dickens TX to FM 265, then 5 miles north on FM 265 to property on the east side of road.

**Legal Description:** NE/4, Section 4, JC Worthington, AB 1188, Dickens County Texas, containing 160 acres more or less.

**Description:** This is a nice CRP/Hunting combination property with excellent income. There are 130.6 acres enrolled at $42.00 per acre through 9/30/2020. The annual payment is $5,485.00. There are approximately 15 acres in native grassland/brush/trees as well as a small draw through part of the property. These acres provide plenty of cover for wildlife. The remainder/majority of the property is in CRP grass in excellent condition with considerable elevation changes. Access is provided by FM 265 on the west boundary and County Road 238 on the north boundary. Good fences are located on the south and east boundaries. Improvements include a 2 bedroom house with metal roof, 200 amp electrical service, window unit air conditioners, storage building, older barn, metal carport, house well (120’ depth, 12 gallons per minute, 1 ½ HP submergible pump) well house, and solar well. The house will be sold as is and needs repairs.

I witnessed the largest covey of bob white quail I have ever seen on this property. Deer\* Quail\* Hogs\* Dove\* Varmints\* Excellent Hunting\*

**Price:** $179,000.00

Surface Only; Seller reserves ½ wind rights.

**Taxes:** $548.32 (2014)

Street Real Estate\* Ranches\* Farmland\* Hunting\* Recreational\* CRP\* Native\* All Rural Properties\* [WWW.STREETSREALESTATE.COM](http://WWW.STREETSREALESTATE.COM)

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