

326 +/- Acres

00 Highway 180 — Snyder, TX 79549

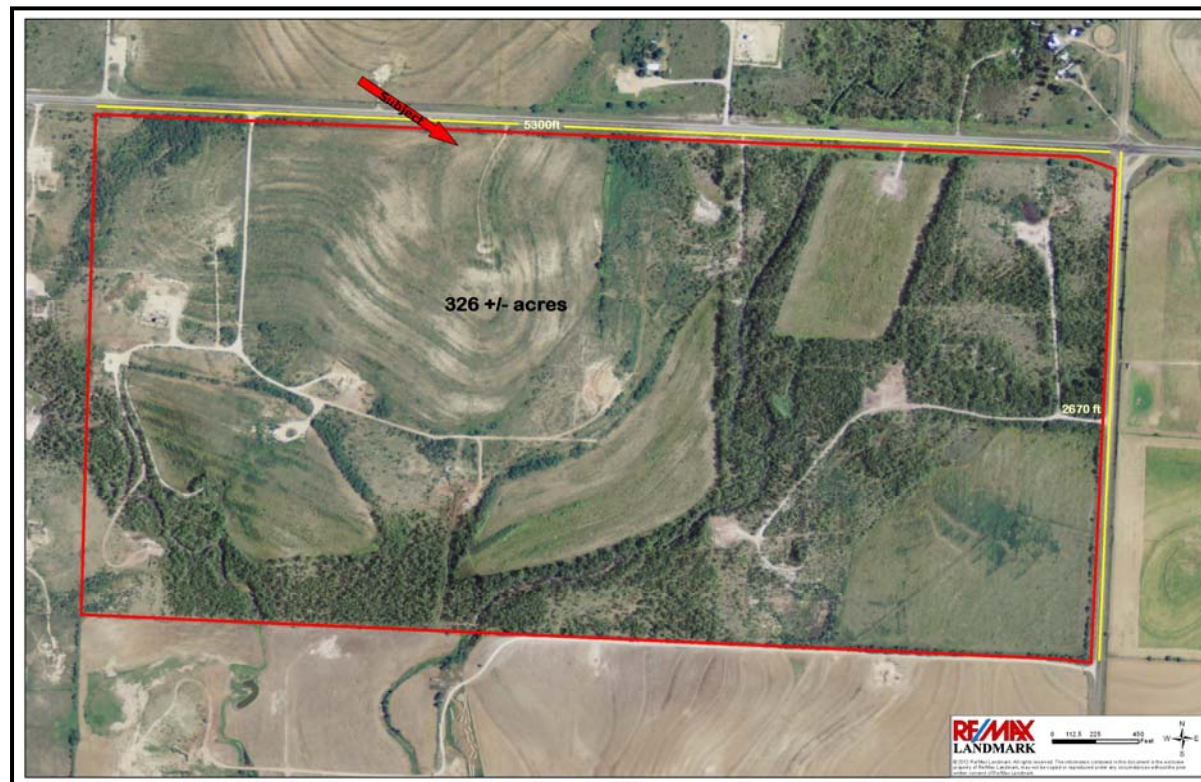
FOR SALE

\$422,170

CATTLE RANCH IN SCURRY COUNTY

DIRECTIONS

From Snyder take
US 180 West 7 mi
to Ranch Road
1606 Ranch SW
Quadrant of RR
1606 & US 180



RE/MAX Landmark
113 North Frances Street
Terrell, TX 75160

www.frankrobertslandteam.com

Information herein deemed reliable but not guaranteed.



Brought to You Exclusively By

Frank J. Roberts, ALC

BROKER ASSOCIATE, Owner

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Frank Roberts
LAND TEAM

\$422,170

3 Wells on Property:

- 1.) One w. electricity to submersible pump.
- 2.) One w. old windmill w. large concrete water trough, about 18 ft diameter, 6 ft deep, w. recently installed solar powered pump costing \$8600. Water lines gravity feed to 3 troughs in different pastures
- 3.) One well that the pump has failed on and has not been replaced.

There is water to every pasture *according to owner*



LOT DESCRIPTION:

326 +- acres in Scurry County, TX. Good cattle ranch, and hunting with quail, deer, hogs. Rolling terrain, excellent cover for wildlife. 131 Acre in CRP, yielding \$4250 per year, expiring in 2015. Good stand of blue stem, gamagrass. Each of 5 CRP tract fenced separately. Good habitat for quail. Creek runs through property with good deer habitat. +- 1 mi along US Hwy 180, .5 mi along RR 1606. Rectangular tract, easy to see. 3 wells

PROPOSED USE:

Agriculture, Equine, Exotics, Grazing, Hunting/Fishing, Residential Single, Sheep/Goats

ZONING INFO:

Not Zoned

UTILITIES:

Wells

TOPOGRAPHY:

Rolling

CROPS/GRASSES:

Bluestem
native

SOIL:

Sandy Loam

PROPOSED FINANCING:

Cash
Conventional
Federal Land Bank

POSSESSION:

Closing/Funding

