

# COYOTE DRAW CRP

BAILEY COUNTY, TEXAS 851± ACRES

Draw a CRP Check in September and shoot a trophy mule deer in November



*Chas. S. Middleton*  
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920



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**Location/Access:** The Coyote Draw CRP property is located in Southwestern Bailey County, approximately 6.5 miles Northwest of the community of Enochs. Access is considered good, being 1.5 miles north of paved FM 54, and bounded by county graded roads 113, 128 and 113. Its located a little over an hour's drive from Lubbock. The property is located in the proximity of the 6,400 acre Muleshoe National Wildlife Refuge.



Subject to sale, withdrawal, or error.





**Legal Description:** The property totals 851+/- acres, and is in two tracts. Tract I is 320 +/- acres, in the N/2 of Section 10, Block F, LB&B, Bailey County, Texas; and Tract II is 531+/- acres in League 165, Irion CSL, Bailey County, Texas. The tracts are approximately 3/4 mile apart.



**General Description:** 762.4 acres are enrolled in the Conservation Reserve Program (CRP). The land is receiving an annual payment of \$29,749, with the last payment for this current contract being in 2021.

The terrain varies from nearly level to gently sloping. Tract I soils are predominately Arvana fine sandy loam, with Mansker and Randall clay soils found along the draw and playa lake bottom areas.

Tract II soils are primarily Midessa, Arvana and Amarillo fine sandy loam, with Randall clay in the playa lake bottoms and primarily Zita loam and fine sandy loam soils in the surrounding areas. A good cover of grasses exists on the property, and trees surround portions of the playa lake areas.



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**Hunting:** This property is known for its trophy Mule deer. Antelope, quail, and sand hill crane can also be found on the property.

**Improvements:** There are no improvements located on this property.



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**Price:** \$685 per acre, surface only

**Taxes:** The 2017 taxes were approximately \$2,076 with ag exemption.

**Remarks:** The Coyote Draw CRP property is an income producing property with the added benefit of outstanding deer hunting potential. If you are in the market for an investment with both income and hunting potential located within an hour of Lubbock, this offering should be seen today.

For additional information, please call Charlie Middleton or Clint Robinson.

Established in 1920, Chas. S. Middleton and Son has been involved in farm and ranch sales and land appraisals for four generations. Based out of Lubbock, Texas, with salesmen in Dallas, Albuquerque, Lampasas, and Silverton, we specialize in farm and ranch real estate. Our firm currently serves Texas, New Mexico, Colorado, Oklahoma and Kansas. The firm is owned and operated by Lee Sam Middleton, ARA (Accredited Rural Appraiser).

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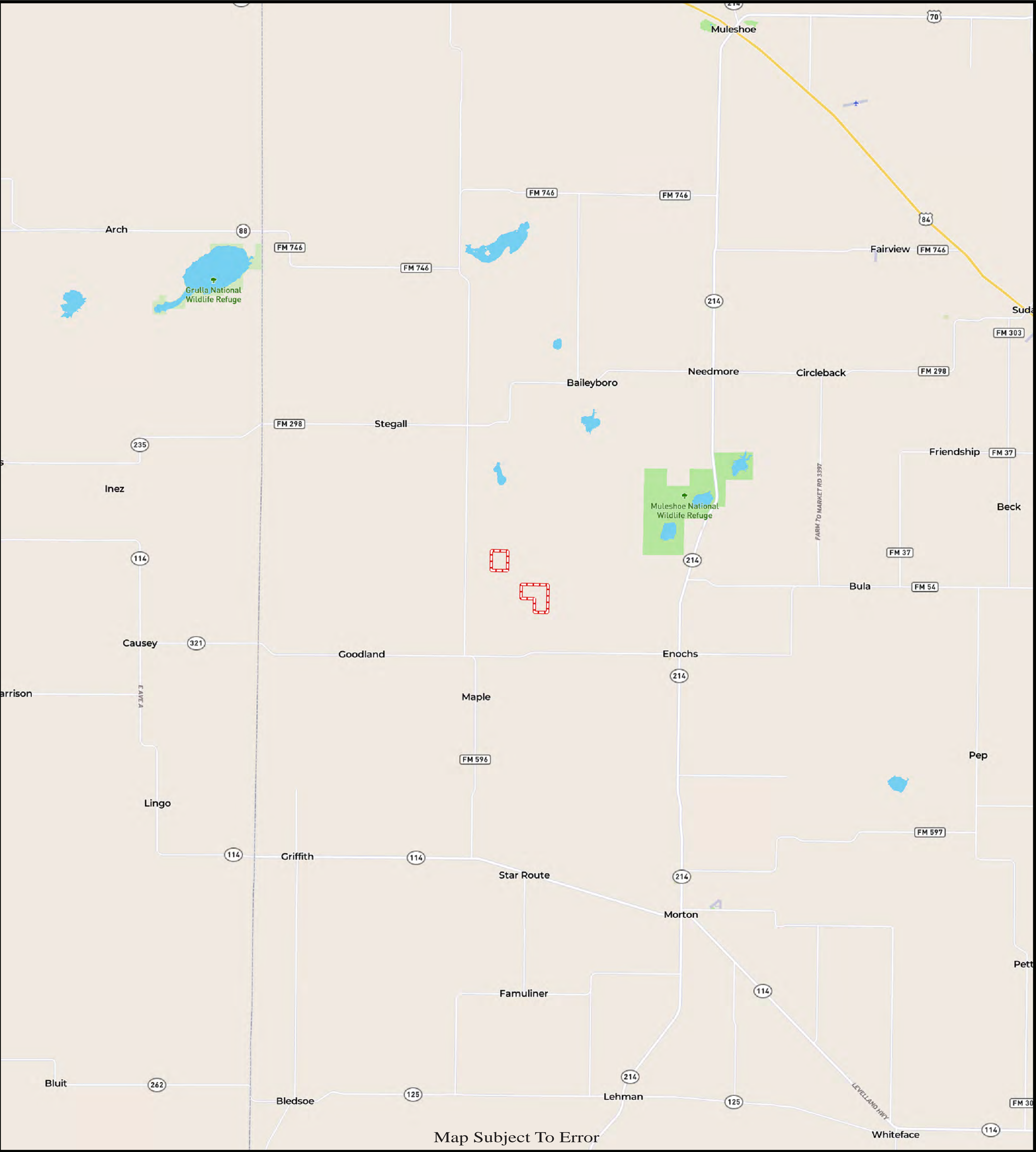


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851 Acres Bailey County, Texas

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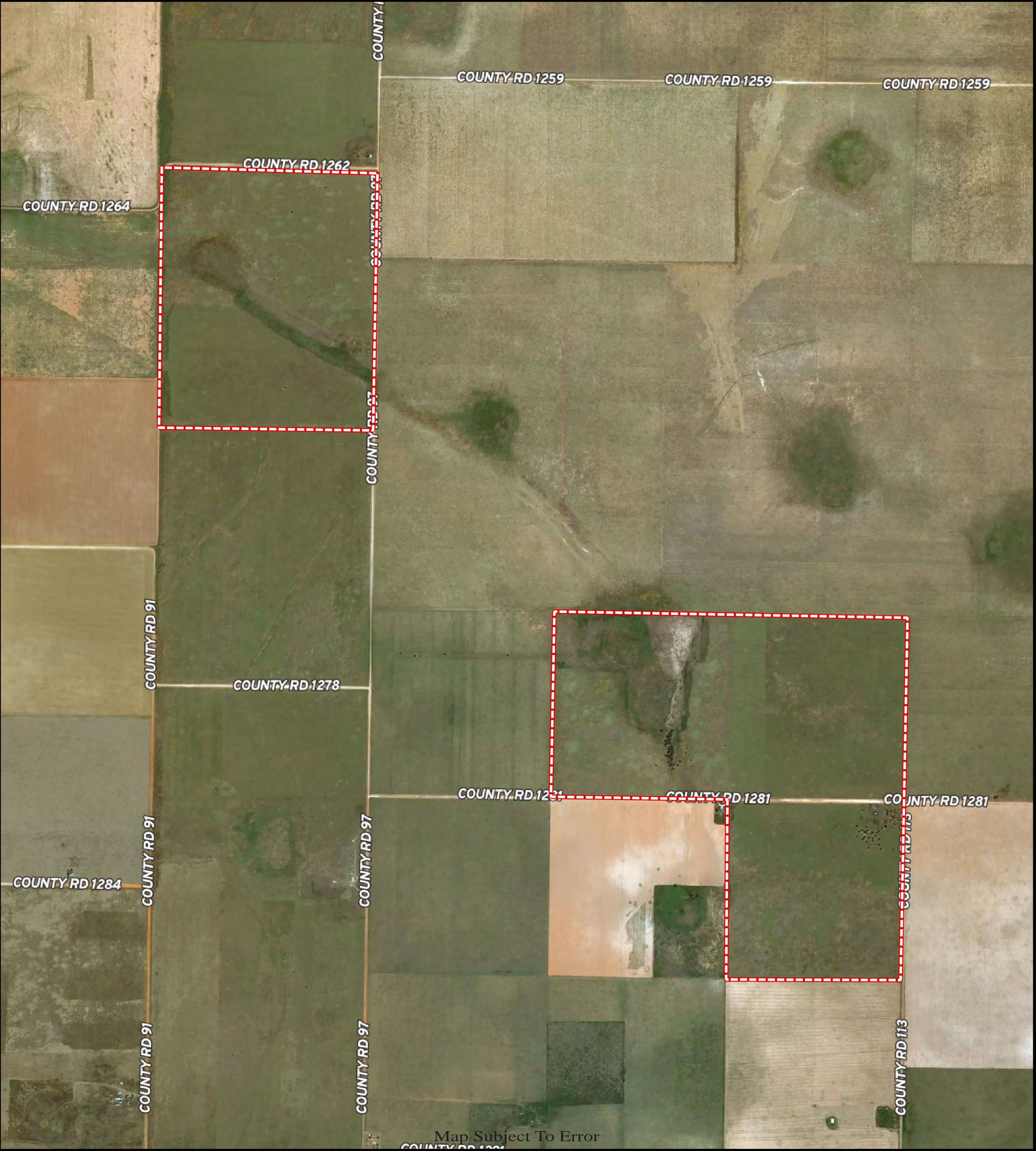


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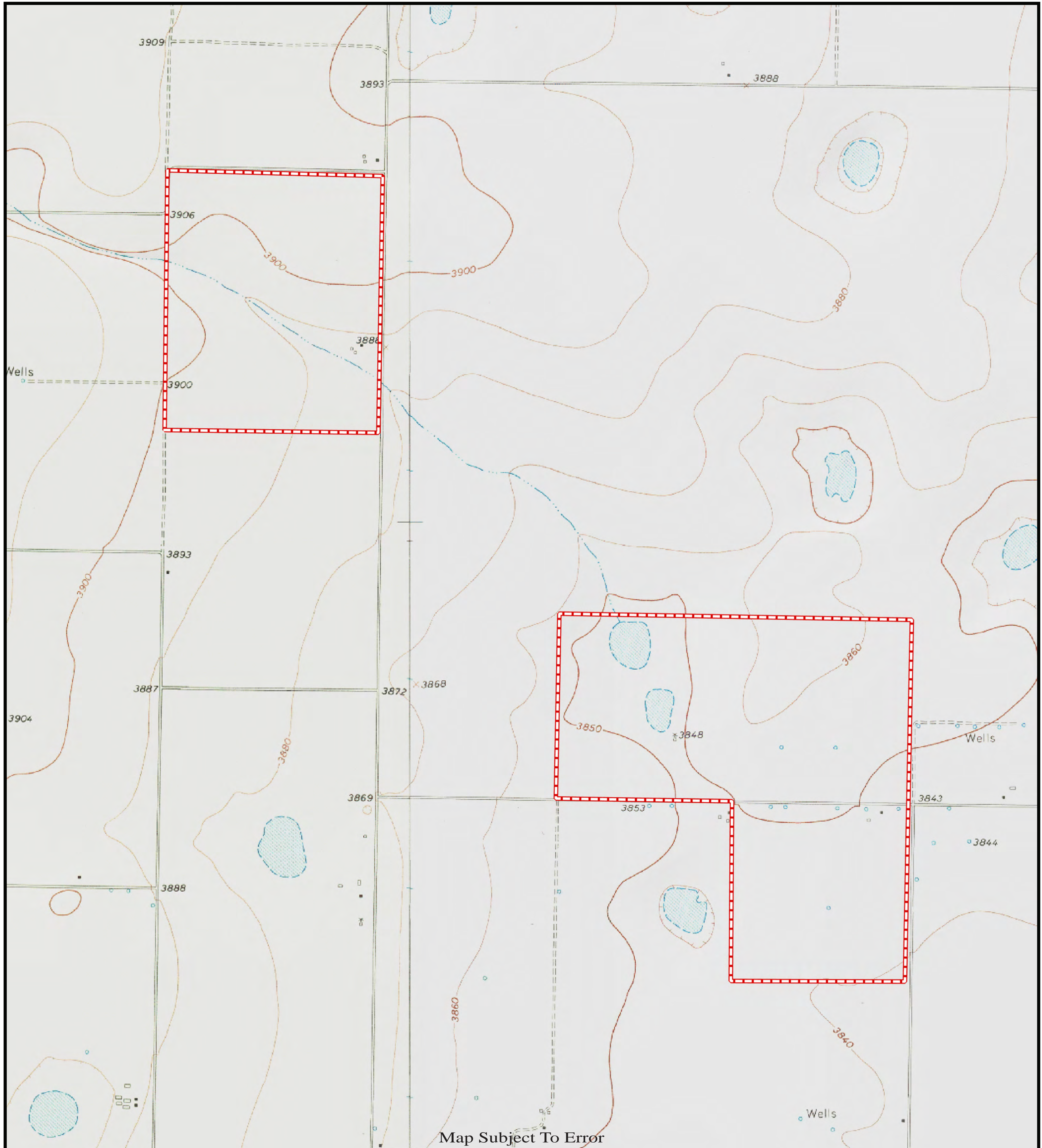
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