

GRIBBLE FARM

199± Acres | \$199,000 | Grassland, Texas | Lynn County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

GRIBBLE FARM

We are proud to have obtained an exclusive listing on 199 acres, more or less, located in the east-central portion of Lynn County, Texas, being approximately 2 miles north of the small community of Grassland and approximately 11.5 miles east of Tahoka. Access is good, being by paved US Hwy 380 which runs through the

southern portion of the farm, graded CR 23 on the south and graded CR J on the east.

LEGAL DESCRIPTION

199 acres, more or less, out of the Southeast-quarter (SE/4) and the South-half (S/2) of the Northeast-quarter (NE/4) of Section 1369,

Block 1, Lynn County, Texas.

DESCRIPTION

This productive dryland farm is located in one of the most sought-after farming communities in West Texas. The terrain varies from nearly level to gently sloping, with approximately

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85% of the farm having slopes that range from 0-1% and approximately 15% having slopes that range from 1-3%. The Gribble Farm has been well maintained over the years and possession is available or a tenant farmer is in place, if desired.

MINERALS/WIND

Seller will retain all minerals currently owned. All wind rights will be conveyed to a buyer.

TAXES

+/- \$1,200/year

PRICE

\$1,000/acre

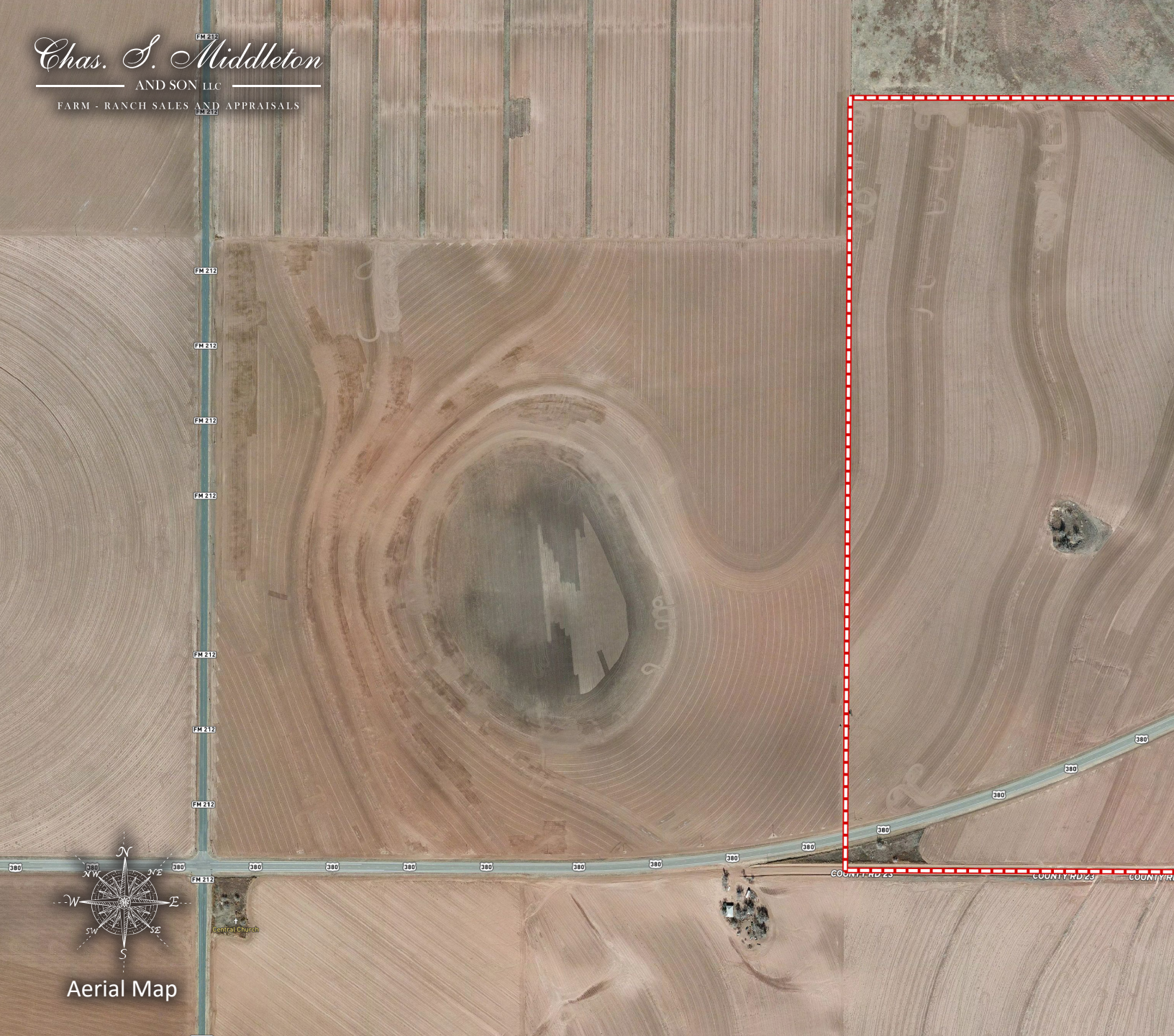
REMARKS

The Gribble Farm is a long-term family owned property that has been well maintained over the years. If you have been searching for a good dryland farm in the eastern portion of Lynn

County, this offering could certainly be what you are looking for. Please call Rusty Lawson at 806.778.2826 for more details.



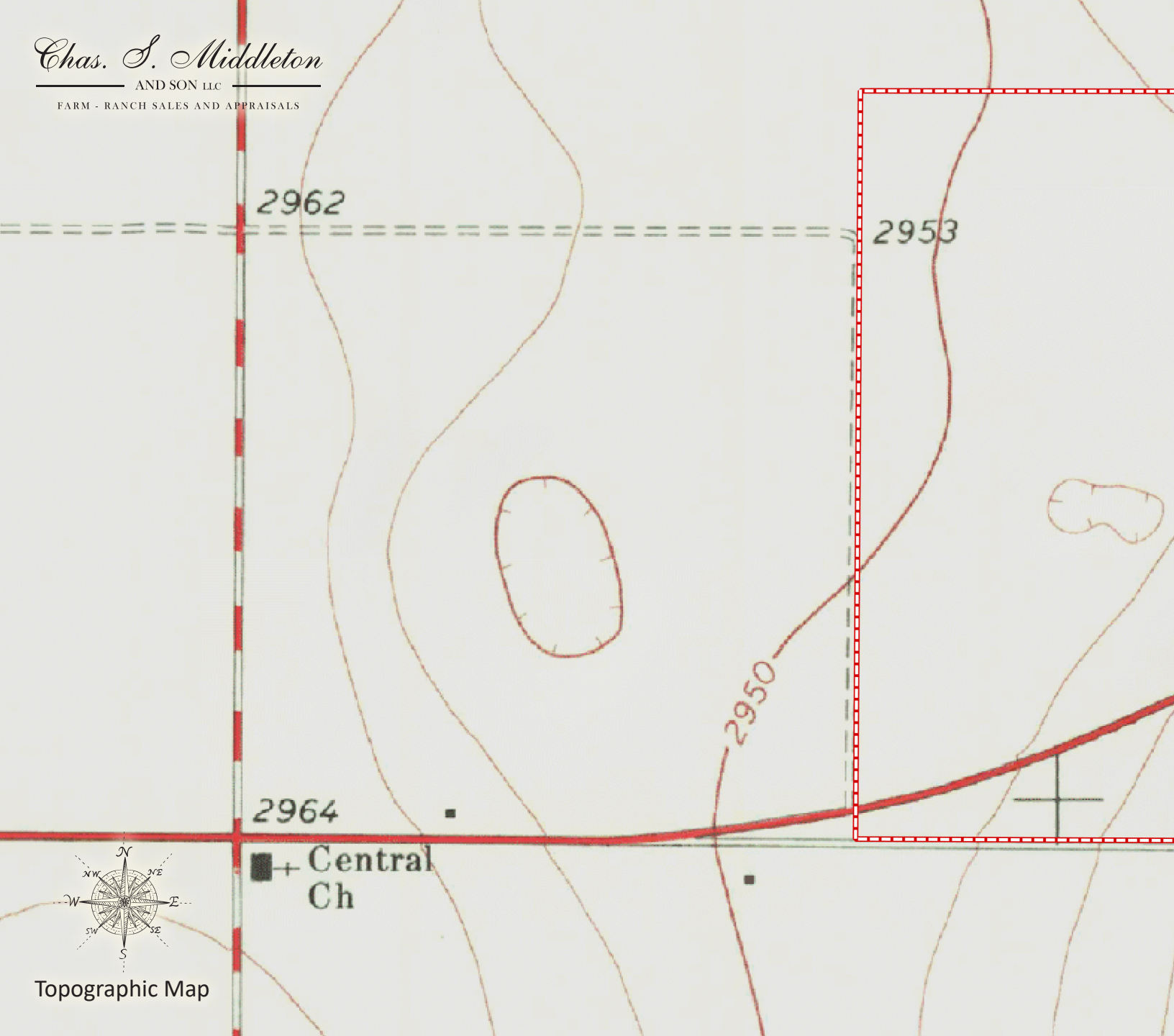




Aerial Map



GRIBBLE FARM
Grassland, Texas | Lynn County
199± Acres | \$199,000



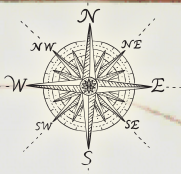
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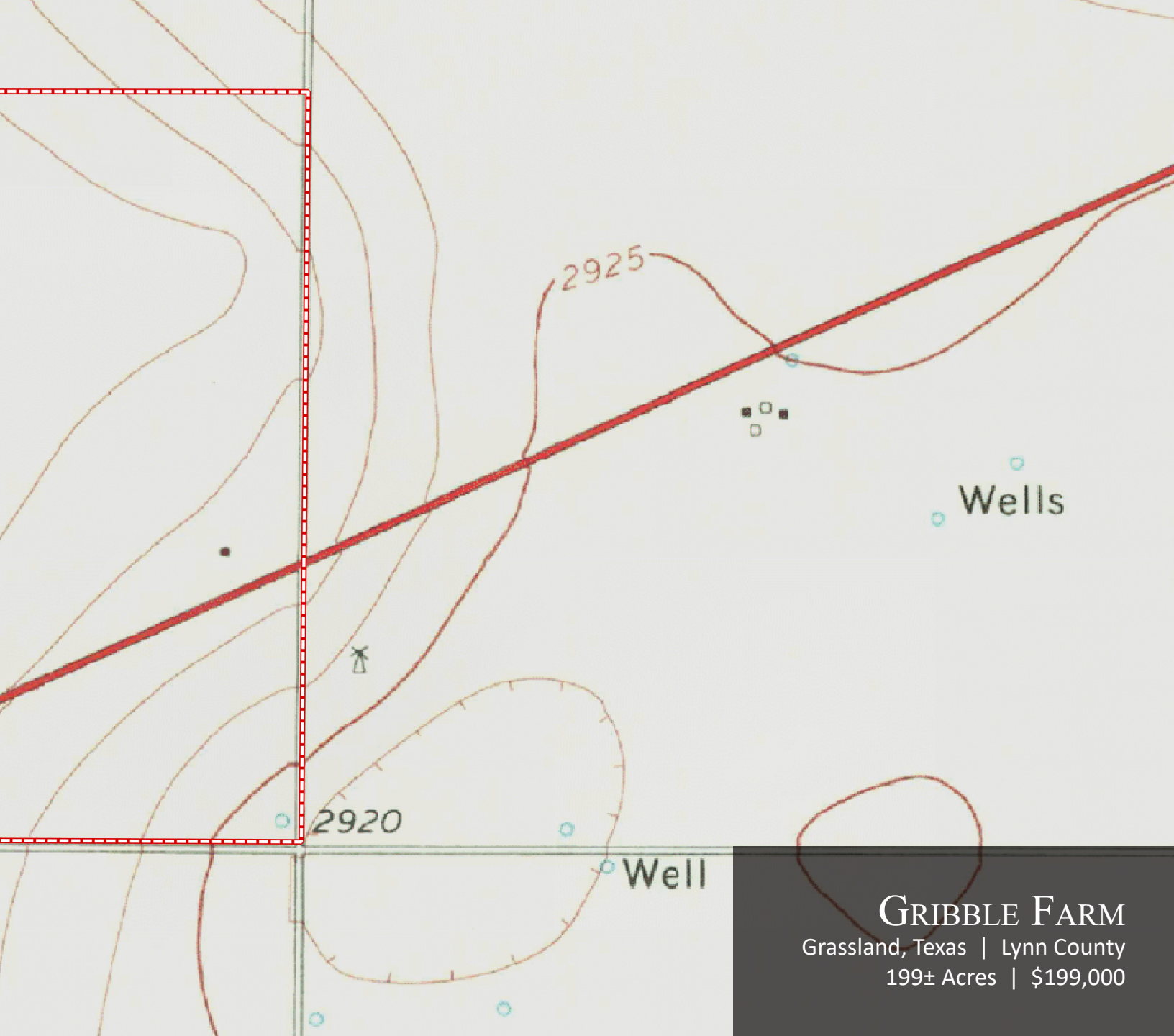
2953

2950

2964

Central
Ch





Wells

2920

2925

Well

GRIBBLE FARM

Grassland, Texas | Lynn County

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RUSTY LAWSON

Associate Broker
Certified Appraiser

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Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.