



905 S. Fillmore St., Ste 102  
Amarillo, TX 79101  
Phone: 806-355-9856  
Fax: 806-358-3481

## Carson Co. Ranch





**Price:** \$504,000.00  
**Total Acres:** 630  
**Irrigated Acres:**  
**Dryland Acres:**  
**Grass Acres:** 630  
**CRP Acres:**  
**CRP Payments:**  
**CRP Expiration:**  
**Taxes:** 691.00  
**FSA Payments:**  
**Mineral Rights:** none owned

#### **PRICE REDUCED**

Property has mostly average to good 5 wire fences with two pastures and two small traps as well as a set of all steel pens. One well with a solar pump and two additional wells that were drilled in 2008 with potential high volume water. Nice rolling native grass property with good grass cover. Has a significant amount of old oil production and some prairie dog infestation. Has quail, antelope and reported to have the occasional deer.

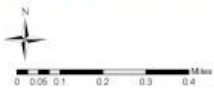
**Commercial water rights will not be conveyed at this price**



On the west side of Skellytown at the Intersection of Texas Hwy 152 and County Road Y, go north approximately 2 miles to the SE Corner of the Property. County Road Y is on the east side of the Property. FM 1059 is on the west side of the Property, the SW corner is approximately 1 mile N of Hwy 152.

Latitude: 35.611480

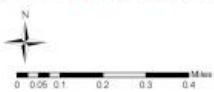
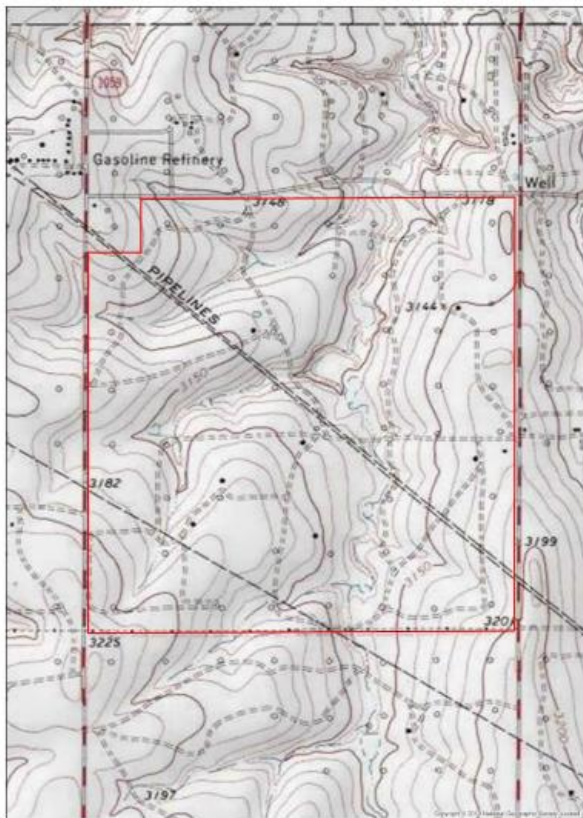
Longitude: -101.193279



Carson 23



Carson 23



Carson 23



**Listing Agent**



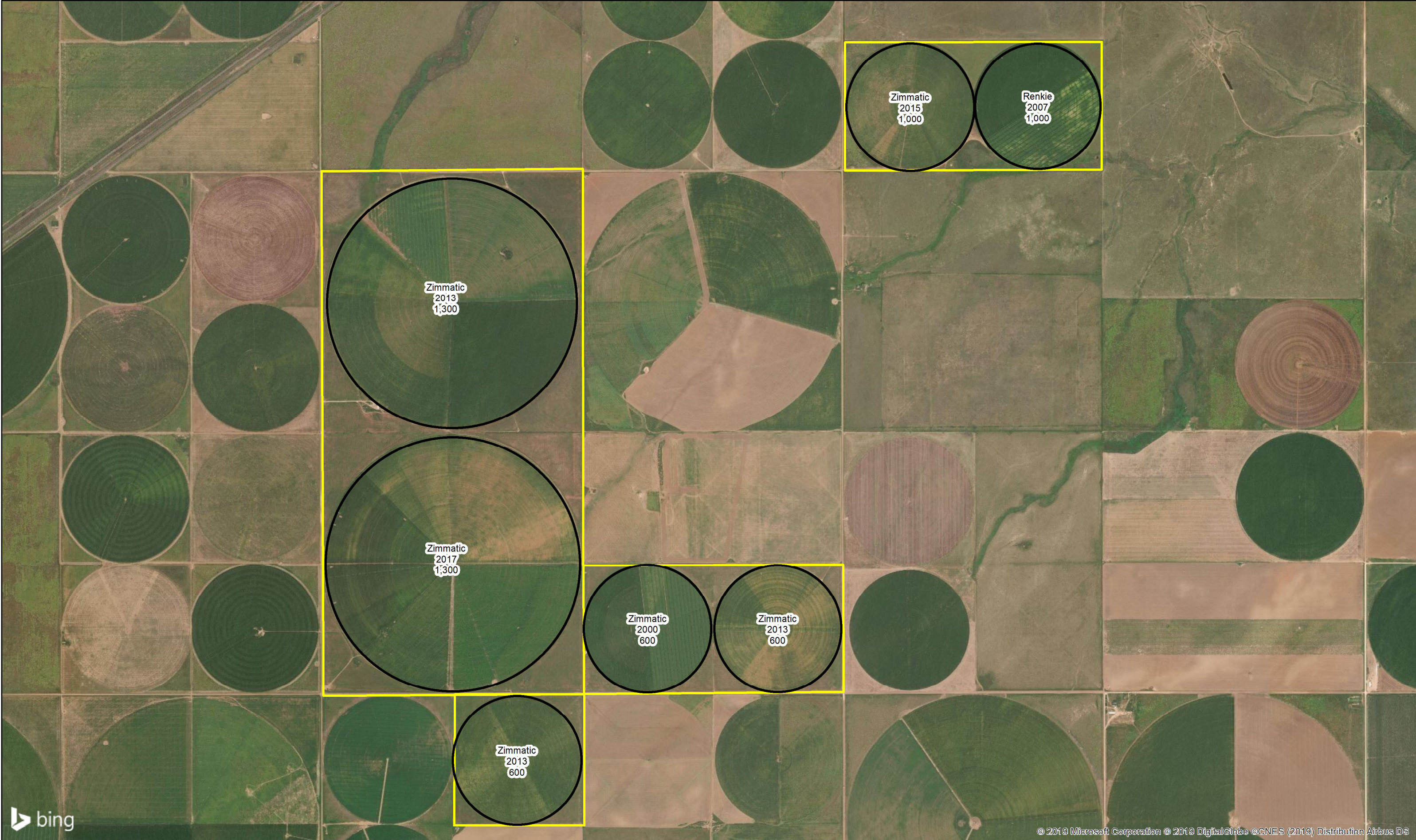
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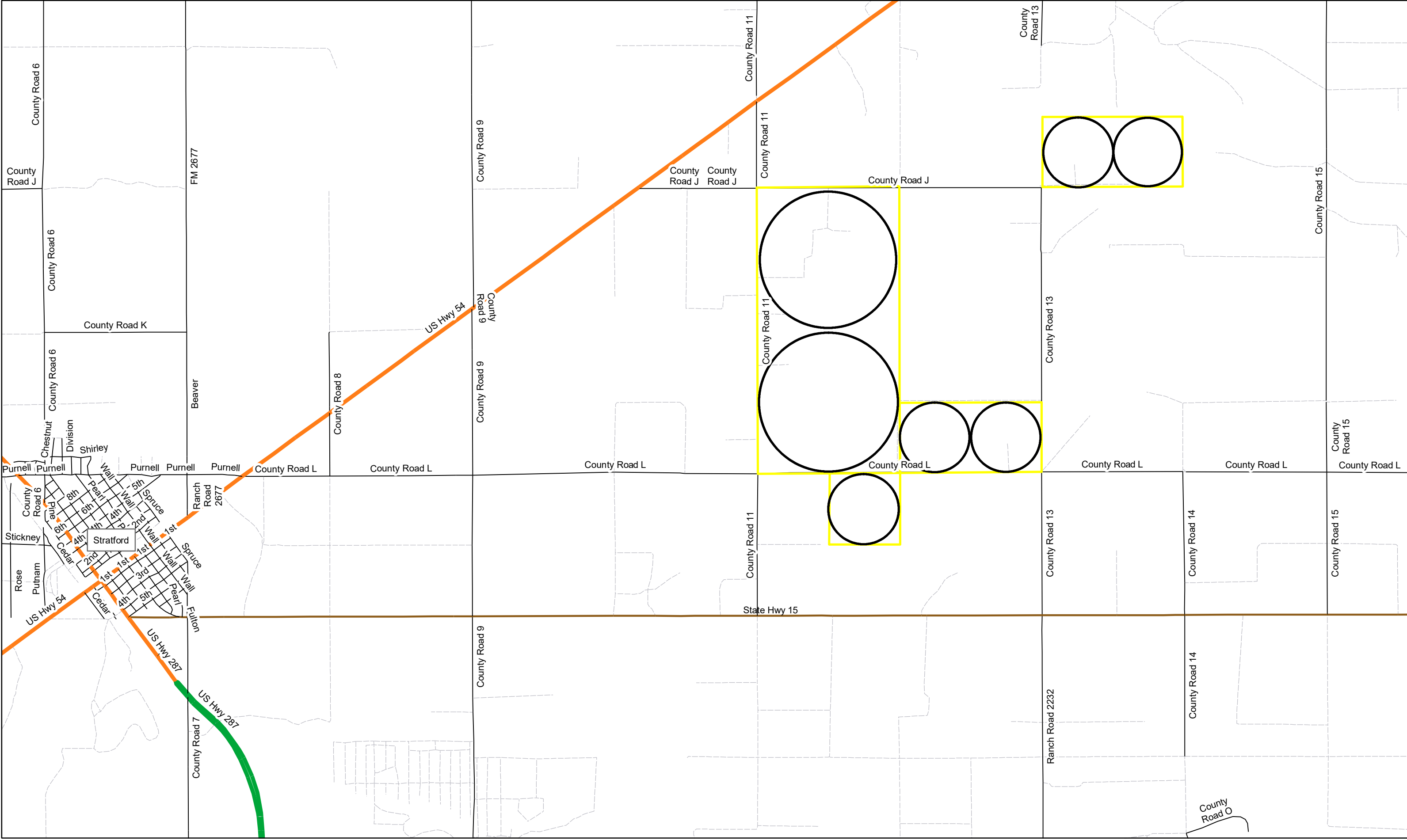


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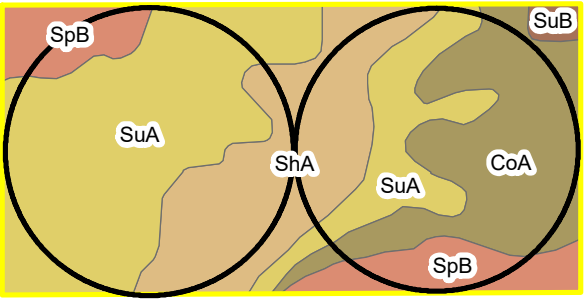
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