

180 +/- Acres in Bailey Co.









Price: \$144,000.00 Total Acres: 180 Irrigated Acres: Dryland Acres: Grass Acres: 15 CRP Acres: 165

CRP Payments: 6116.00 CRP Expiration:2021

Taxes: 426.46 **FSA Payments:**

Mineral Rights: reserve all owned

This is a nice property with a good mix of grass and some trees on the southside by a Playa Lake. The property is on the highway with a County Road on the east side. There are 165.3 out of 180 acres that are in CRP until 2021 and pays \$6,116.00 per year.



One-half mile east of Enochs, Texas on Hwy. 54. The property is on the north side of the road.

Latitude: 33.876606 Longitude: -102.744345



Listing Agent



Eric Turpen (https://www.cliftlandbrokers.com/agent/eric-turpen/)

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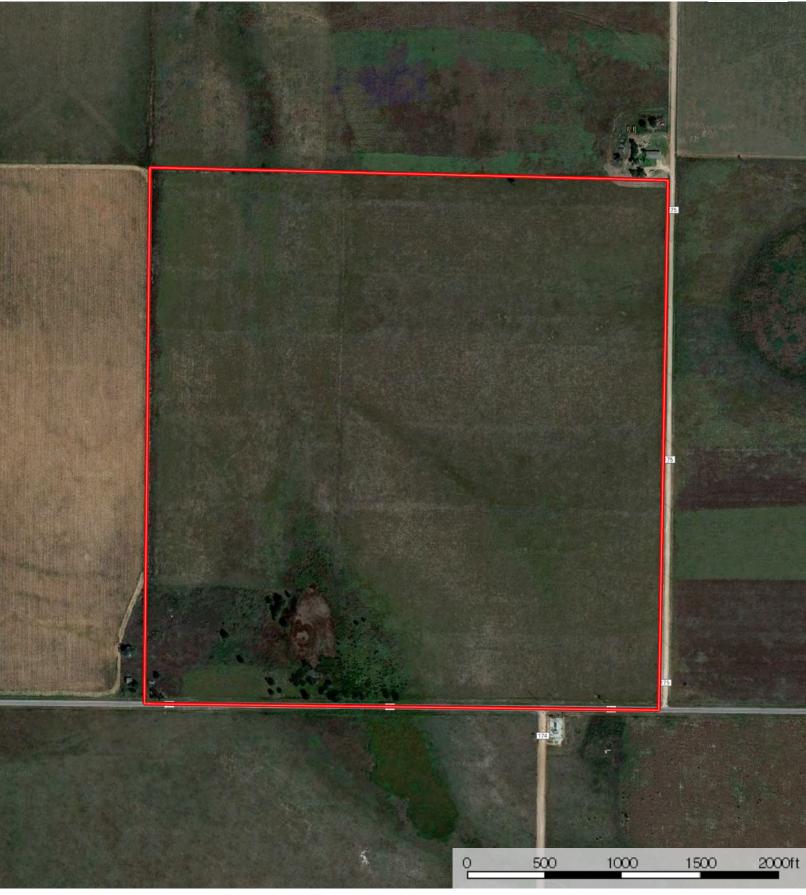
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Bailey 60 - Larry Pollard Bailey County, Texas, 180 AC +/-







Bailey 60 - Larry Pollard Bailey County, Texas, 180 AC +/-214 COUNTY RD 1292 COUNTY RD 1292 COUNTY RD 1292 214 FM 54 Enochs FM 54



6000

8000ft

214

COUNTY RD 174

4000

2000







| Boundary 182.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
PfA	Midessa fine sandy loam, 0 to 1 percent slopes	76.7	42.14	3e
Ld	Bippus clay loam, 0 to 2 percent slopes, rarely flooded	18.3	10.05	2w
MfC	Mansker fine sandy loam, 3 to 5 percent slopes	22.6	12.39	4e
Ra	Randall clay, 0 to 1 percent slopes, occasionally ponded	2.2	1.19	6w
PfB	Midessa fine sandy loam, 1 to 3 percent slopes	30.5	16.77	3e
AfB	Amarillo fine sandy loam, 1 to 3 percent slopes	17.6	9.65	3e
AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	6.3	3.45	3e
AvA	Arvana fine sandy loam, 0 to 1 percent slopes	4.3	2.35	3e
AvB	Arvana fine sandy loam, 1 to 3 percent slopes	3.7	2.02	3e
TOTALS		182.1	100%	3.06



(s) soil limitations within the rooting zone (w) excess of water

Bailey 60 - Larry Pollard Bailey County, Texas, 180 AC +/-Yellow House Draw FM 54



Boundary

1500

2000ft

500

1000