

Johnson Trust Farm

160± acres | \$184,000 | Turkey, Texas | Hall County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Johnson Trust Farm

We are pleased to offer for sale the Johnson Trust Farm in Hall County, Texas.

The Johnson Trust property is an expired CRP farm located just outside the city of Turkey, Texas.

LOCATION:

One mile west of Turkey, the property is bounded by County Graded Road Y on the south, and County Graded Road 2 on the east side.

LEGAL DESCRIPTION:

160± acres in Section Number 71, Block 3, T&P RR Co. Survey, Hall County, Texas.







DESCRIPTION:

Access to the farm is good, with county-maintained roads on two sides of the property. Single phase electricity is provided along the southern and eastern boundary.

The farm has overall good quality soils and could be returned to cultivation for wheat pasture or row crops, or remain in improved grasses for livestock. The majority of soils on the farm consist of Sagerton Loam, with 1 to 3% slopes.

All but approximately 11 acres were previously cultivated. The current owners utilize this 11-acre grassy hillside for a deer blind and food plot location. Mule deer, hogs and turkey are routinely seen on the property.



RESOURCES:

The owner will convey all owned mineral and royalty rights, as well as all wind generation royalty rights to the new owner.

TAXES:

Annual taxes on the property were \$433.15 with an ag exemption.

REMARKS:

The Johnson Trust property is conveniently located only 1 mile from Turkey, Texas. This farm has the potential for a good livestock grazing pasture or row crop farming, and has the added bonus of mule deer and hog hunting. The property is being offered at \$1,150 per acre.











COUNTY RD 2

2 QUARTERS
2 QUARTERS

ROAD Y

ROAD Y

ROAD Y

ROAD Y

ROAD Y

34.4026, -100.9238



A topographic map of the Turkey, Texas area. The map features a network of roads, including major highways 70, 96, and 95. A red dashed rectangle highlights a specific area labeled "Johnson Trust Farm". The terrain is depicted with green shading for lower elevations and brown contour lines for higher elevations. A blue line representing a river or stream flows through the landscape. Various place names and road labels are visible, such as "Turkey, TX", "Wolf Flat", and "Dreamland Cien".

Johnson Trust Farm

Turkey, TX

Chas. S. Middleton

AND SON LLC

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