

Walker Farm

294.61± acres | \$441,915 | Abernathy, Texas | Hale County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Walker Farm

We are pleased to have obtained the exclusive listing on approximately 294.61 acres of partially irrigated farmland located in the south-central portion of Hale County.

Size

According to the Hale County Appraisal District, this property contains a total of 294.61 acres, more or less.

Location • Access

As mentioned, Walker Farm is located in the south-central portion of Hale County, being approximately 6 miles north of Abernathy and approximately 7.5 miles south of Hale Center, Texas. Access is by the paved frontage road for I-27 on the west, paved CR 265 on the south and graded CR 255 on the north.



Legal Description

The West-half (W/2) of Section 63, Block A-4, E.L. & R.R. RR. Co. Survey, Abstract 80, Hale County, Texas, Save and Except that portion being occupied by the Highway Easement and roadside park area, containing a total of 294.61 acres, more or less.

Improvements

Three (3) irrigation wells are developed on this farm. All three wells are equipped with electric submersible pumps. According to information obtained from the High Plains Underground Water District, these wells range in depth from 330 feet to 354 feet. A monitor well for the HPUWD is located on the adjoining farm to the south. In 2021, this well indicated a saturated thickness of approximately 59 feet. Two center pivots are located on this tract; however, these pivots are owned by the tenant farmer and are not a part of this offering.





General Description

The Walker Farm has a terrain that varies from nearly level to gently sloping. This partially irrigated farm has a total of approximately 153 acres currently being irrigated under two (2) center pivot irrigation systems. The north pivot covers approximately 95 acres and the south pivot covers approximately 58 acres. The pivots were reported to be nozzled at 200 gpm.

Approximately 73 acres are currently in a good stand of mixed grasses.

Farm Service Agency's Base Acres and Yields:
Farm 3470, Tract 4047

CROP NAME	BASE ACRES	PLC YIELDS
Wheat	9.20	23
Corn	83.10	123
Grain Sorghum	5.60	87
Seed Cotton	164.50	1,378

Price • Minerals

\$1,500 per acre, with one-half of the minerals and one-half of the wind rights being conveyed.

2021 Property Taxes

\$1,300±

If you are looking for an investment property or to expand your current farming operation in Hale County, please call Rusty Lawson at (806) 778-2826 for additional information.



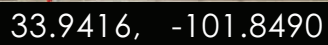


Plainview

Hale Center

Walker Farm

Abernathy



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YouTube

