



# TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



## 1055.6± Acres Hockley County

ANTON, TX

\$3,035,680 (\$2875.78/ACRE)

We are extremely honored to have earned the exclusive listing of this predominantly contiguous farm in Northern Hockley County. This farm features roughly 1,055.6+/- acres of productive dry and irrigated farmland in total, with over 1,000 of the acres sharing one border. Consecutive farmland is becoming increasingly difficult to find, not to mention an operation as turnkey and well managed as this one. Given the quality of land, amenities provided, and excellent stewardship that the owners have exercised over the years, this property is truly a must see.

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**TOTAL ACRES:** 1055.6±

**IRRIGATED ACREAGE:** 380± Acres

**PIVOTS:** Cover 488.11± Acres

- 1st Valley - nozzled at 375gpm, 16lbs PSI
- 2nd Valley - nozzled at 250gpm, 15lbs PSI
- 3rd Valley - nozzled at 440gpm, 28lbs PSI
- Zimmatic - nozzled at 370gpm, 16lbs PSI

**WELL COUNT:** 20 active Wells, all tied

**STRUCTURES:**

- Two Homes
  - Primary Home: 3 Bedrooms, 3.5 bathrooms, 3476 sf
  - Second Home: 3 Bedrooms, 1 bathroom, 1563 sf
- Two Barns
  - 50'x60'
  - 66'x120'
- 4200 SF Covered Parking for Farm Equipment

**Price Per Acre:** \$2875.78

**Total Asking Price:** \$3,035,680

Farm is currently being leased on a cash lease, please contact broker for more info.

Buyer is encouraged to conduct their own due diligence prior to purchasing. All info listed above is according to the best knowledge of the seller and other relevant sources. The TX Real Estate Group will not be held liable for any information found to be inaccurate during or after closing the buying process. All buyers agents must be identified on first contact and accompany buyers on all showings in order to be given full participation fee. If these requirements are not met, participation fee will be at the sole discretion of the TX Real Estate Group.

## Primary Home Details



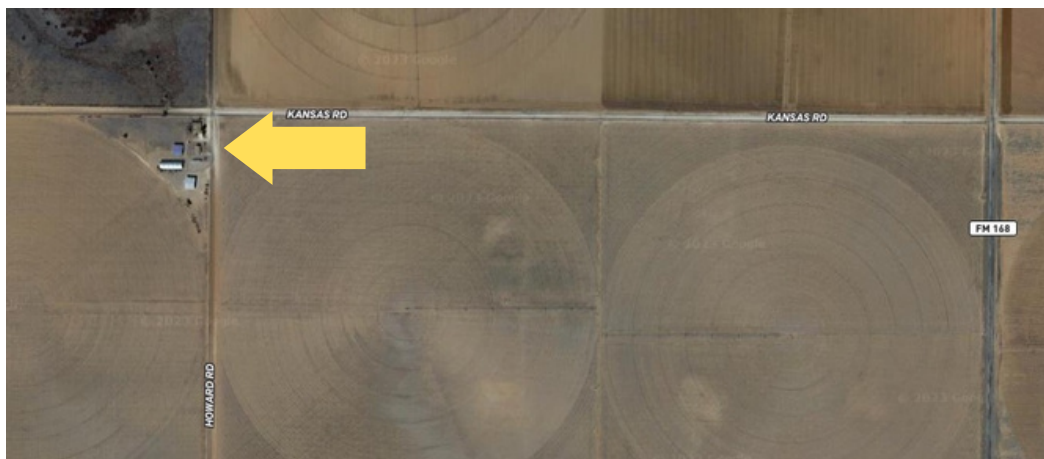
**3,476 ft<sup>2</sup>** per Hockley CAD

**3** bedrooms, **3.5** bathrooms with a fully finished basement

Attached 2-car Garage & Additional Covered 2-car Parking

Situated on the corner of Kansas and Howard RD just 1 mile off FM 168

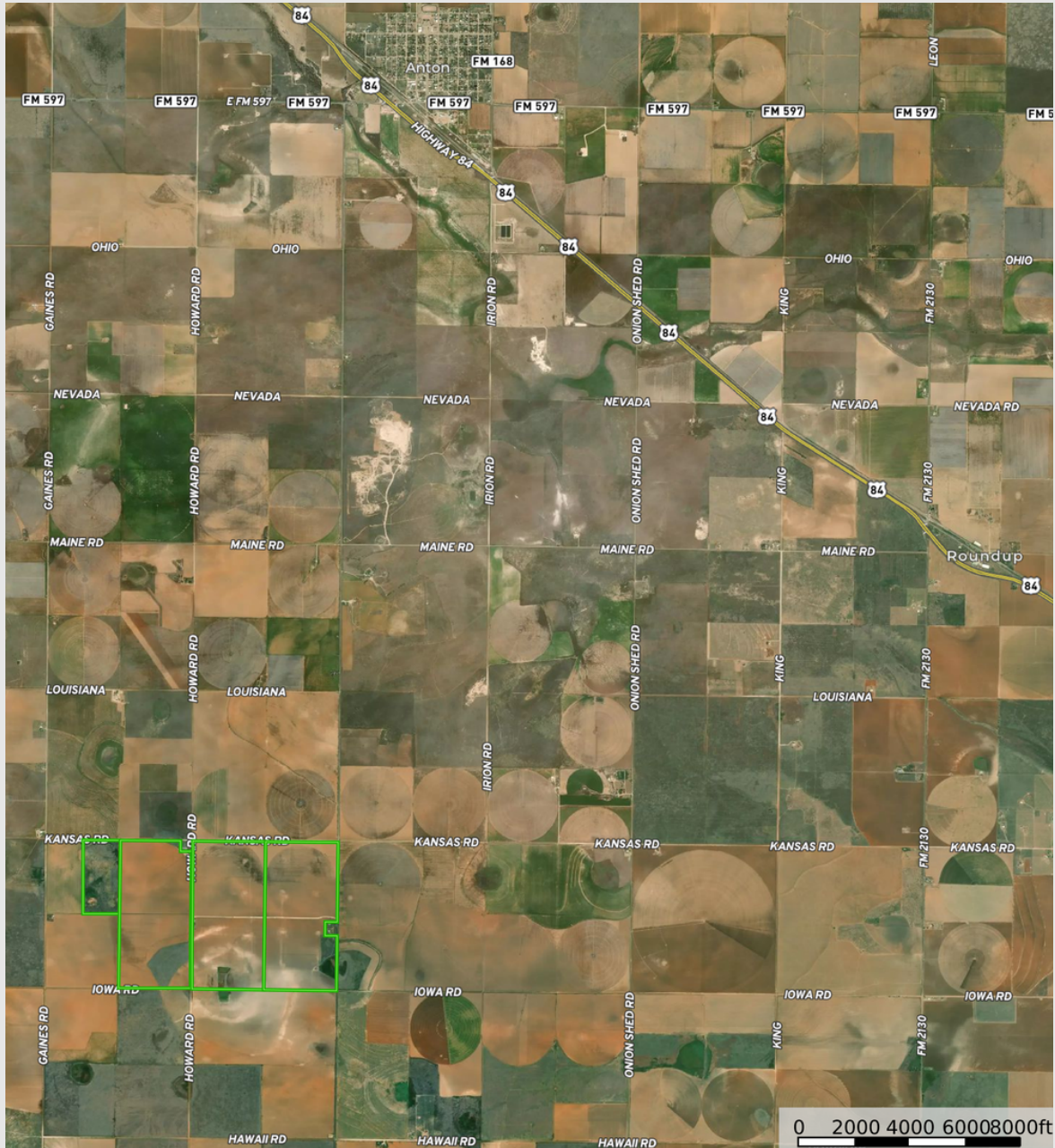
Interior pictures coming soon!



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**Presented By:**  
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