

# Langley Farm

1,272.35± acres | \$2,353,848 | Big Spring, Texas | Howard County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Langley Farm

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## Property Description

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Langley Farm is centrally located in Howard County approximately 8 miles southwest of Big Spring, Texas. The property is bordered by FM 818 on the west and Elbow Creek Road on the north.

The entire property consists of 1,272.35± acres, with approximately 456 cultivated acres operated on a dryland basis, 744.85 acres currently enrolled in the Conservation Reserve Program (CRP) and 71.5 acres, more or less, being in native grass and lying around the homestead improvements. As mentioned, the cultivated portion of the Langley Farm is operated on a dryland basis; however, some scattered irrigation is located in the area.

In regard to the land currently enrolled in the CRP, this land is under four (4) separate CRP contracts. The following is the information for each contract:

1. 262.03 acres. \$ 35.12 per acre. Expires 2032
2. 231.26 acres. \$ 33.73 per acre. Expires 2032
3. 118.38 acres. \$ 25.92 per acre. Expires 2030
4. 133.18 acres. \$ 40.50 per acre. Expires 2023 (ready to file an application to reapply)

The majority of the land in CRP has recently been grubbed and has little brush cover.

## Location

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The Langley Farm is located south of Big Spring west of FM 33 with quick access to either US Highway 87 or Interstate 20. Midland is located 40 miles to the west, Sweetwater is 70 miles to the east and Lubbock is 100 miles to the north.

The farm is located in the highly sought-after, Forsan Independent School District. In the 2023 school year, the district has approximately 800 students with a 13:1 student-to-teacher ratio.

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## Improvements

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The property has some very nice improvements that have been well-maintained by the same family for 50+ years. The main house is a ranch-style 3-bedroom 2-bath brick home. It also has a very nice living room, kitchen, and breakfast room with a total square footage of approximately 1,750 square feet. There are a couple of other smaller houses that could be occupied but haven't been used except for storage for several years.

The farm has two really nice and modern barns located near the headquarters area. Barn #1 is fully enclosed with sliding doors on both sides. The barn measures 75 ft. X 25 ft. and has a concrete floor. Barn #2 is 90 ft. X 30 ft metal barn and is open on one side. This barn has a dirt floor and has been used to store trailers and supplies. Both barns are very clean and in great condition.

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## Water • Minerals

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The headquarters improvements are supplied water by one (1) good well. Additionally, at least one (1) well and several windmills are scattered throughout the property; however, none are in use at this time and their condition is unknown.

Minerals will be reserved, surface Estate only. The current owner controls 50% of the wind energy rights and will convey all owned.

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## Price

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\$2,353,848 • \$1,850 per acre

## Remarks

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This is one of the cleanest and well-maintained dryland farms in the area. If you are looking for productive farmland with a great school system for your family, this place deserves a look.

The farmland portion of the property is currently leased for the 2023 crop year. The current tenant farmer would be interested in continuing a long-term lease if that is an option.

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Please give Layne Walker a call at (214) 244.6484  
or Rusty Lawson at (806) 778.2826 for more information or to schedule a tour.











Lubbock

Snyder

Sweetwater

Big Spring

Midland

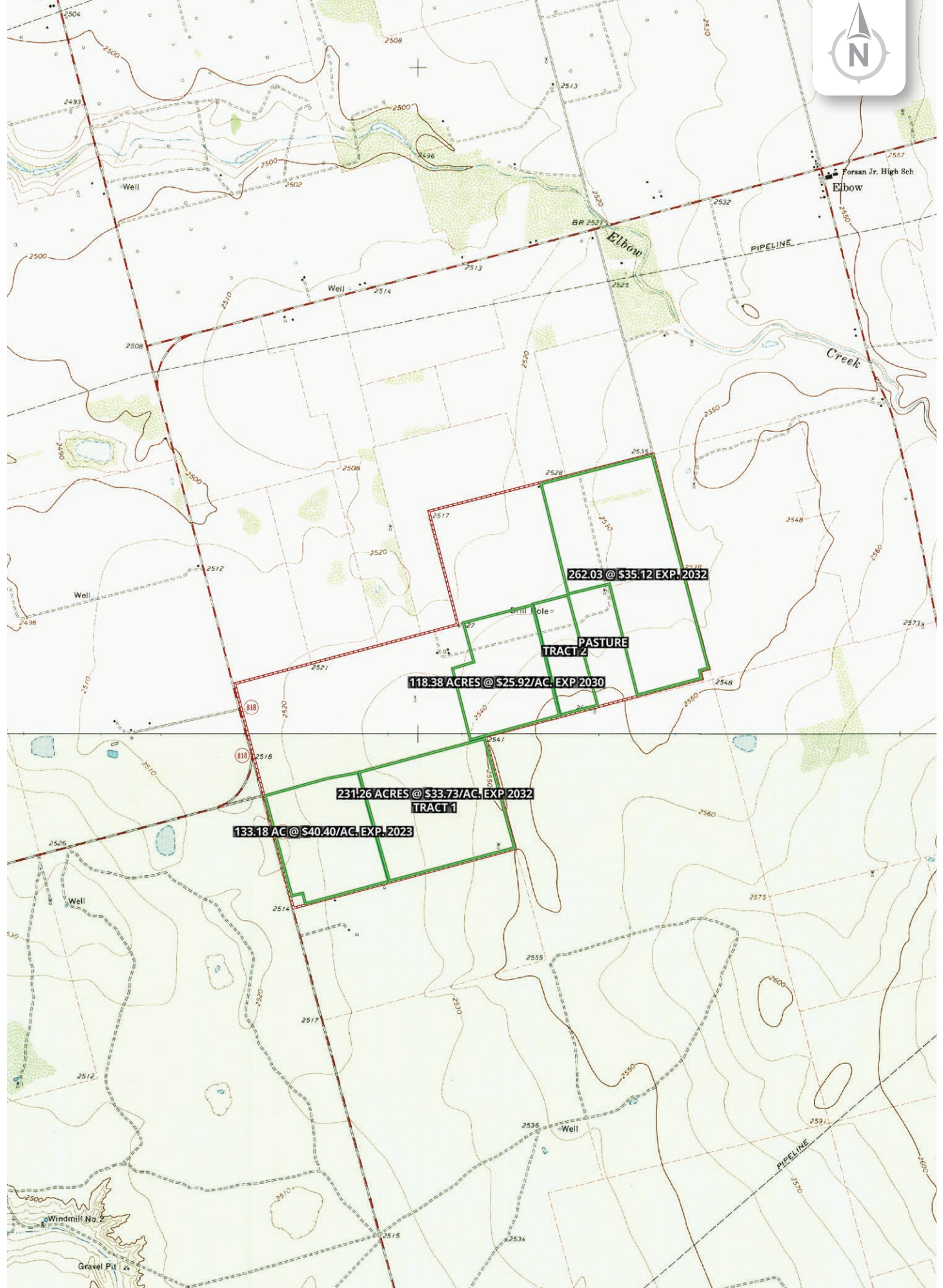
**LANGLEY FARM**





32.1300, -101.5396







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Scan QR Code for more details on the Langley Farm.

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YouTube

