

# Pettit Farm

147.6± acres | \$369,000 | Pettit, Texas | Hockley County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Pettit Farm

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We are pleased to have obtained the exclusive listing on approximately 147.6 acres of partially irrigated farmland located in the northwest-quadrant of Hockley County, Texas.

## Size

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According to the Hockley County Appraisal District, this property contains a total of 147.6 acres, more or less.

## Location • Access

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As mentioned, Pettit Farm is located in the northwest quadrant of Hockley County, being approximately .5 of a mile north of the small community of Pettit, Texas. Access is excellent, being by paved FM 303 on a portion of the south and west and graded county roads on a portion of the west, south, and east sides.

## Legal Description

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All of Labor 43, League 77, Haskell County School Land, Abstract 192, Hockley County, Texas, containing 147.6 acres, more or less.

## General Description

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The terrain varies from nearly level to gently sloping, with slopes across the majority of the farm ranging from 0-3%. Amarillo fine sandy loam soil is found over approximately 90% of the farm. This property was originally irrigated by a center pivot irrigation system; however, 92 acres of drip irrigation have been installed on the land previously irrigated under the pivot. The Pettit Farm is well maintained and is currently in an excellent state of cultivation.

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## FSA Office Information

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- Farm #3363
- Farmland Acres = 92.58
- Cropland Acres = 92.58
- DCP Crop Data = 91.1 base acres of Seed Cotton with a PLC Yield of 2,520 lbs.
- CRP = 48.1 acres paying \$1,780/yr. (\$37/ac.), expiring in 2030

## Improvements

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92 acres of drip irrigation on 40-inch centers installed in approximately 2005.

4 irrigation wells equipped with electric submersible pumps, approximately 210 feet deep, estimated to pump +/-130 gpm total.

## Price

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\$369,000 • \$2,500 per acre

## Minerals • Wind Energy

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Seller is making no reservations. Seller owns no minerals.

## 2022 Property Taxes

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\$910±

## Remarks

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

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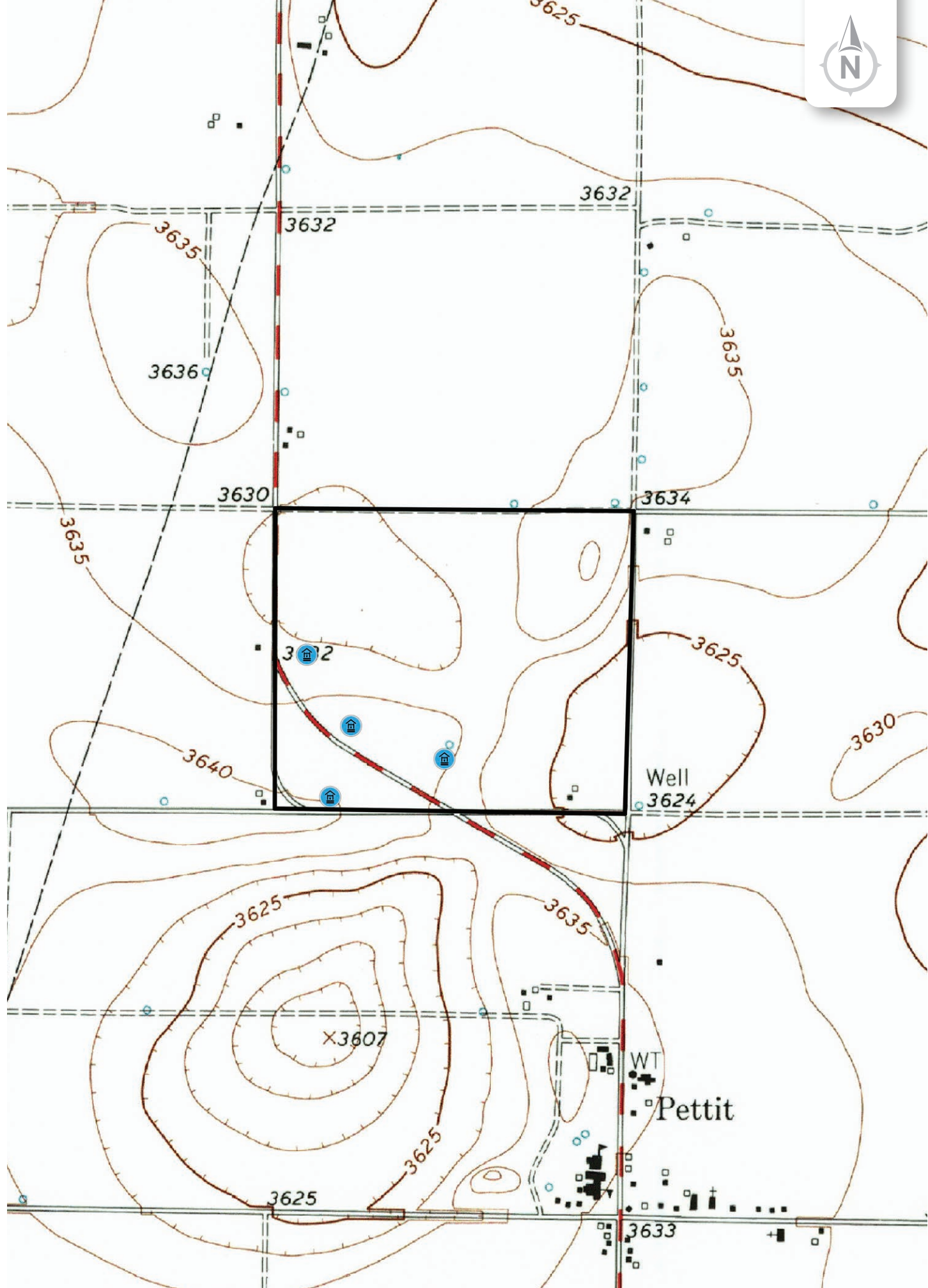
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33.7088, -102.5288







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## Rusty Lawson

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Scan QR Code for more details on the Pettit Farm

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