



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



Cook Co Farm - Hale/Floyd County

PLAINVIEW, TX

\$624,000 (\$2600/ACRE)

We are pleased to assist Shannon Powell and NAI Wheelhouse in the sale of this 240+/- acre irrigated farm in Hale and Floyd County. This farm can be purchased on its own or in conjunction with the 300+/- acre irrigated Evans Farm nearby, as well as the 170 +/- acre El Norte farm near Plainview.

240± Acres Hale/Floyd County | Plainview, TX

Land: The Cook Farm is made up of a number of various soils. Pullman clay loam makes up the majority of the farm (almost 68%), and the slopes in these areas range from 0-1%. Randall clay loam makes up another 10% or so, and also has a slope of less than 1%. The rest of the farm is composed of Lofton, Olton, and Estacado clay loams, with slopes going up to 3% in these areas.

Water: The farm features 6 total wells, 5 of which are irrigation wells pumping roughly 300 GPM, per the seller. Three of the wells feature 10 HP pumps, and three have pumps at 15 HP.

Improvements: The farm features, in addition to the wells and pumps, a 2003 Valley center pivot with a 15HP booster, as well as a 1994 Lockwood pivot, also with a 15 HP booster. In addition, there is a 40x60' barn, five fertilizer tanks, and a septic system.

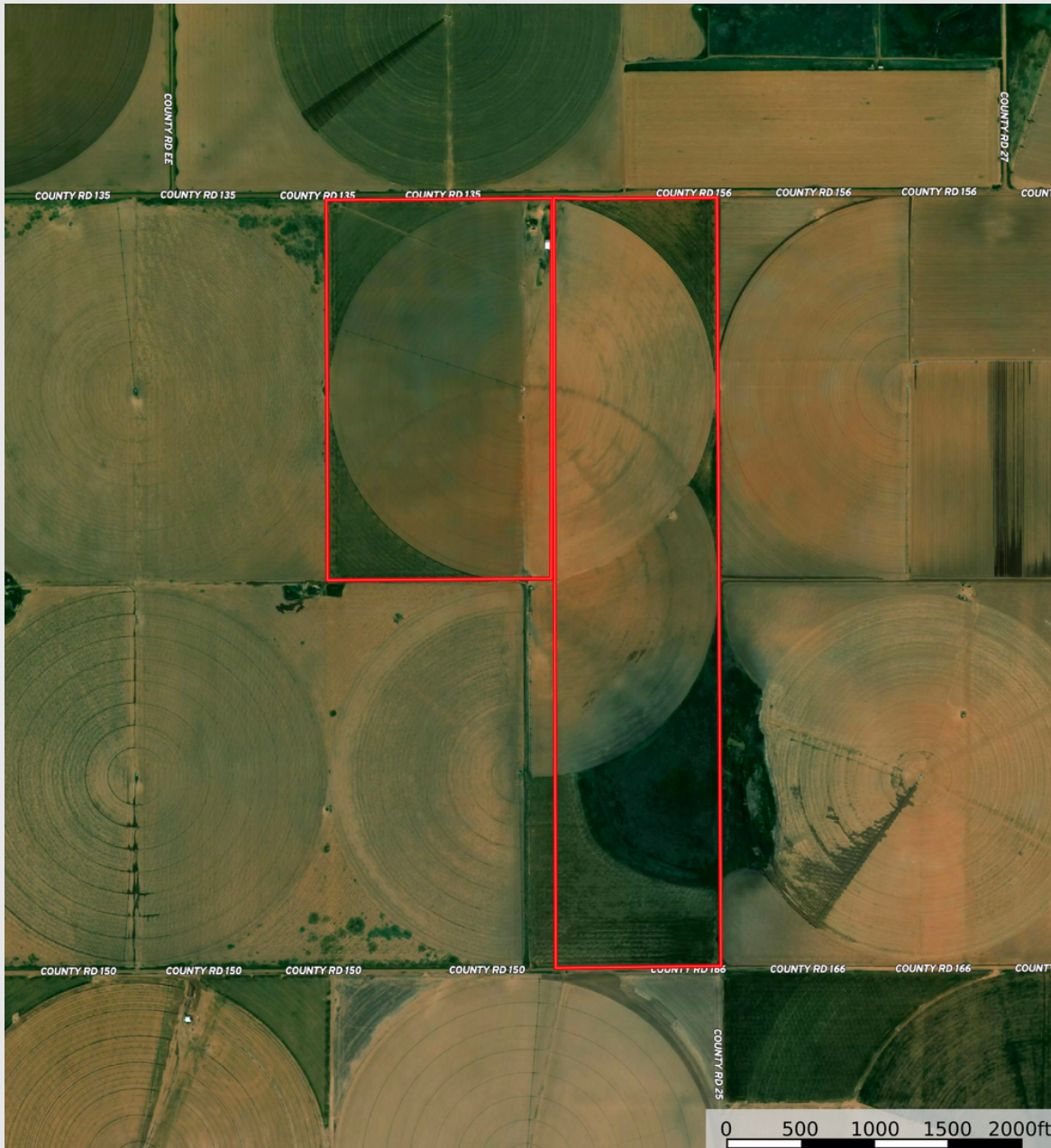
Crops: The farm has had corn, cotton, as well as dry and irrigated wheat grown on it during the past years.

Price: The sellers have an appraisal in hand on the farm, and it is available upon request. The farm is listed at \$624,000, or \$2,600/acre, per the appraisal.

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.



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