

# Weatherly Farm

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149.88± acres | \$142,386 | Estelline, Texas | Hall County



*Chas. S. Middleton*

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AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Weatherly Farm

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We are proud to have obtained an exclusive listing on a productive farm located in Hall County, Texas, the Weatherly Farm.

## Location

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The Weatherby Farm is well located approximately 15 miles northeast of Turkey and 13 miles west of Estelline, in central Hall County. The farm has paved road frontage along the south boundary on FM 2639.

## Size

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According to the Hall County Appraisal District, this property contains a total of 148.99 acres, more or less.

## Property Description

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The Weatherly Farm is operated on a dryland basis. The topography is level to gently sloping. The soils consist primarily of Class 2 and 3 fine sandy loams. The farm is typically planted to cotton or hay grazer.

## Hunting • Wildlife • Recreation

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This farm is suited just south of the Little Red River, which is home to both white-tail and mule deer.

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## Resources

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This farm is offered for sale with 25% of the seller's owned minerals, if any. All rights associated with alternative energy production, such as wind and solar, will be conveyed.

## Price • Remarks

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The Weatherly Farm is very reasonably priced at \$950 per acre. If you are looking for a productive farm or to expand your current operation, this property deserves your consideration.

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For more information or to schedule a showing, please contact Chad Dugger at (806) 773-4749.







Denton

Lewisville

Lewisville Lake

Dallas / Ft Worth Int. Airport

**WEATHERLY FARM**

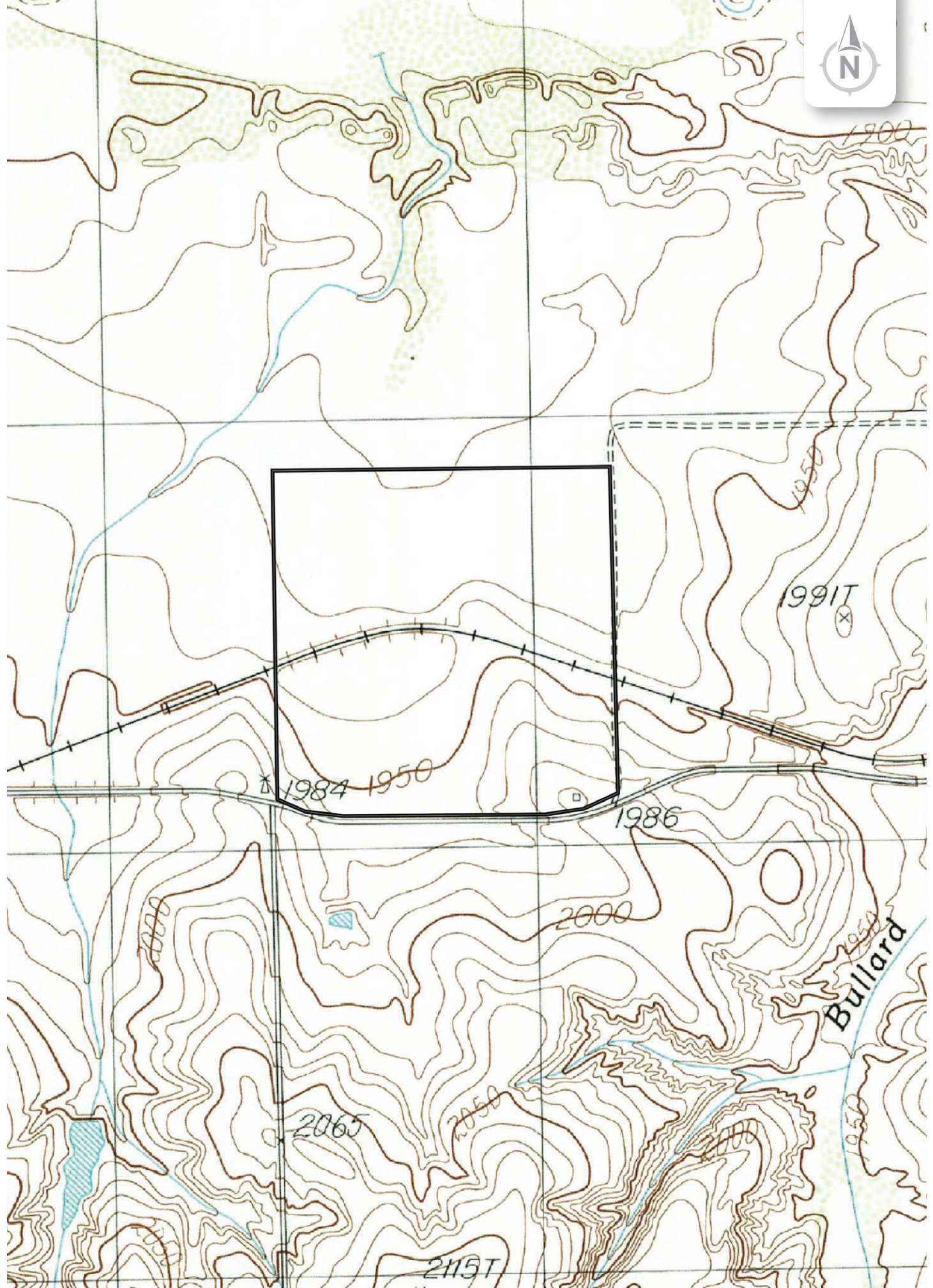






34.5164, -100.6696







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Chad Dugger, ARA

Real Estate Broker • TX, NM  
General Certified Appraiser • TX, NM

(806) 773.4749

chad@csmansion.com



(806) 763.5331

chasmiddleton.com



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