



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



497± Acres Crosby County

SPUR, TX

NOW OFFERED AT \$919,450 (\$1850/ACRE)

We are pleased to present the exclusive listing of this 497± acre ranch located in Crosby County, Texas, just outside Spur. This ranch provides a rare and tremendous opportunity to own a piece of Texas suitable for ranching, recreation, hunting, or anything else its new owner desires.

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LOCATION: The ranch is located just East of White River Lake, with its entrance coming off County Road 405 in the northeast corner.

LAND: The ranch is composed of multiple soil types, including Heatly-Nobscot complex (roughly 46%), Miles loamy fine sand (around 33%), as well as Brownfield fine sand, Randall clay, Patricia solid, and others in smaller quantities. Being off the caprock, slopes in these areas range anywhere from 0-30%.

WATER: The ranch currently features two dirt tanks, each of which hold water year-round per the sellers.

IMPROVEMENTS: A working ranch, the property has a working set of pens, as well as a water trough in the pens with its source coming from the neighbor's place. The ranch also has a working windmill and perimeter fencing throughout it.

HUNTING: The ranch has excellent opportunities for hunting and other recreational activities, with white tail, hogs, turkeys, and various varmints seen on the property regularly.

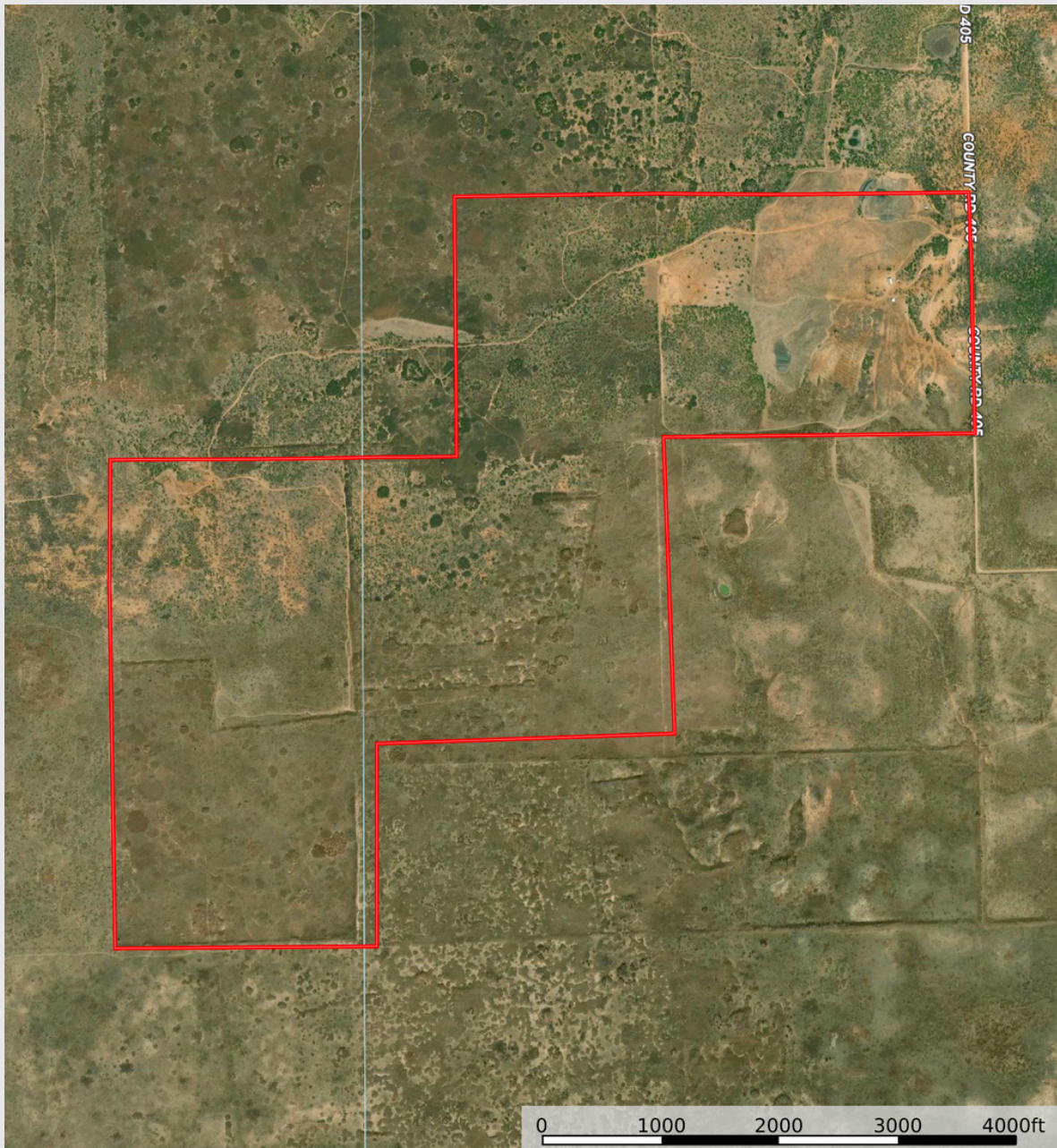
MINERALS: The sellers are not aware of any mineral rights presently owned.

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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Presented By:
Jude Soileau, Listing Agent

806-801-2030

jude@txrealestategroup.com

8008 Slide Rd #14, Lubbock, TX 79424