

200 acre CRP & Recreational Tract

200± acres | \$310,000 | Memphis, Texas | Hall County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

200 acre CRP & Recreational Tract

We are pleased to offer this 200± acre CRP and recreational tract in Hall County, Texas.

Location

This Eastern Texas Panhandle property is located approximately 5 miles southeast of Memphis, Texas. It has over one-half mile of paved highway frontage along FM 1619. It's a short 1 hour and 20-minute drive from Amarillo, and about a 2 hour drive from Lubbock or Wichita Falls.



Topography

159.04 acres were previously in farmland, and contains mostly level to gently rolling soils and topography. The CRP tracts have a good cover of grass that can provide substantial cattle grazing capability when the CRP contracts expire.

The balance of land, consisting of approximately 41 acres, is native grassland accentuated with scenic valleys, large trees, thickets, and draws. This area of the property has the potential for a good small hunting location. Jonah Creek traverses the property for over one-half mile and creates a natural habitat for wildlife. Pockets of water can be found from time to time along the creek bottom areas of Jonah Creek.







Conservation Reserve Program (CRP)

159.04 acres of the property is enrolled in the CRP program, with a rental rate of \$19.06 per acre, expiring September 30, 2030. This contract can be assumed by the purchaser to provide annual income of \$3,031 per year, or can be bought out of CRP and cancel the contract.









Improvements

There are no structural improvements of value. There is an old homesite on the property with single phase electricity. Electricity is also available on the west side and south side along FM 1619. There is a new exterior fence on the west that was constructed by the neighbor.

Fences are fair to non-existent on the rest of the property.

A rural water line is located on the south side of the property.





Resources

All owned mineral and wind energy rights will convey to the new owner.

Wildlife

Whitetail and mule deer are found in this area of the Panhandle. Other game animals observed include dove, quail, hogs, and predators.

Remarks • Price

This 200± acre ranch property can serve as a good real estate investment, and provide annual CRP income as well as good hunting opportunities. Upon expiration of the CRP contract, it can be transitioned into a cattle operation.

With paved highway frontage, electricity, and rural water, it can also serve as a nice rural homesite location for the buyer.

The property is being reasonably offered at \$1,550 per acre.

Call Clint Robinson at (806) 786-3730
for more information or to schedule a private showing.



The information contained herein is believed to be correct. However, Charles S. Middleton and Son, LLC, does not warrant for its accuracy. It is the buyer or buyer agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany his/her prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son, LLC.



Amarillo

Memphis

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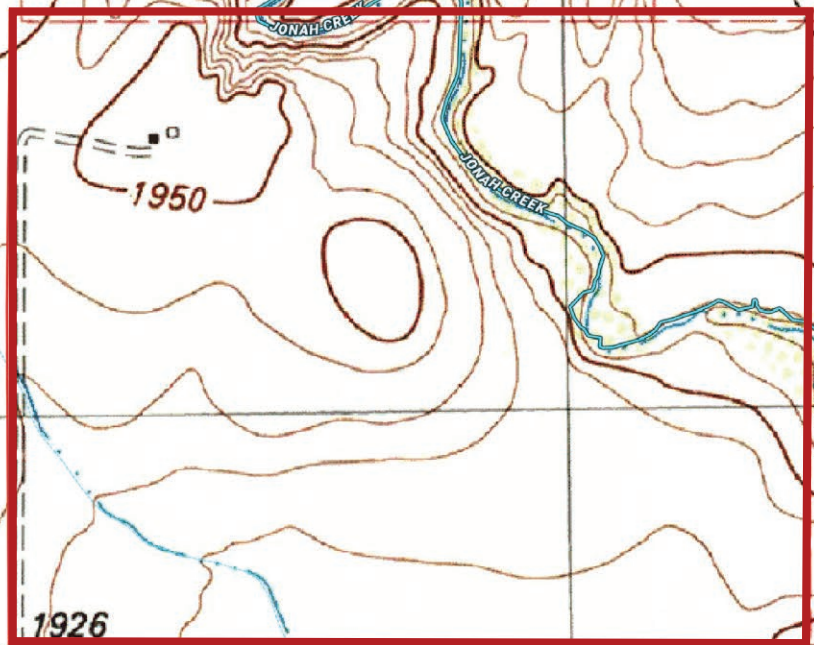
Plainview

Lubbock



34.6782, -100.4656

1946



1950

1926

1902

Well

1900

JONAH CREEK

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YouTube

