



TX Real Estate Group Land Division

Residential | Farm & Ranch | Commercial



408± Acres Dickens County

DICKENS, TX

\$765,000

We are pleased to present the exclusive listing of this 408+/- acre ranch in northeastern Dickens County. This property presents new owners with a chance to have a piece of Texas, perfect for running cows, recreational use, or even a homesite.

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Location: Located in NE Dickens County, the ranch is just East of Afton, and just a quarter of a mile off of paved access via FM 193. County Road 263 runs along the ranch's West border, and County Road 230 creates the property's southern boundary.

Land: The property is generally rolling, and consists mainly of native grasses, as well as around 80 acres of expired CRP on the South side.

Water: Per the seller, there is an operational electric well on the ranch, which runs off of a ½ horse pump. The pump was installed in 2022, and can provide water to both the house as well as livestock.

Improvements: Along with access to electricity, the ranch has a camp house on the grounds, as well as a lean to shed.

Government Programs: As previously mentioned, there are roughly 80 acres of expired CRP on the ranch.

Hunting: The ranch is an ideal place for hunting, with whitetail, hogs, dove, and other varmints seen regularly.

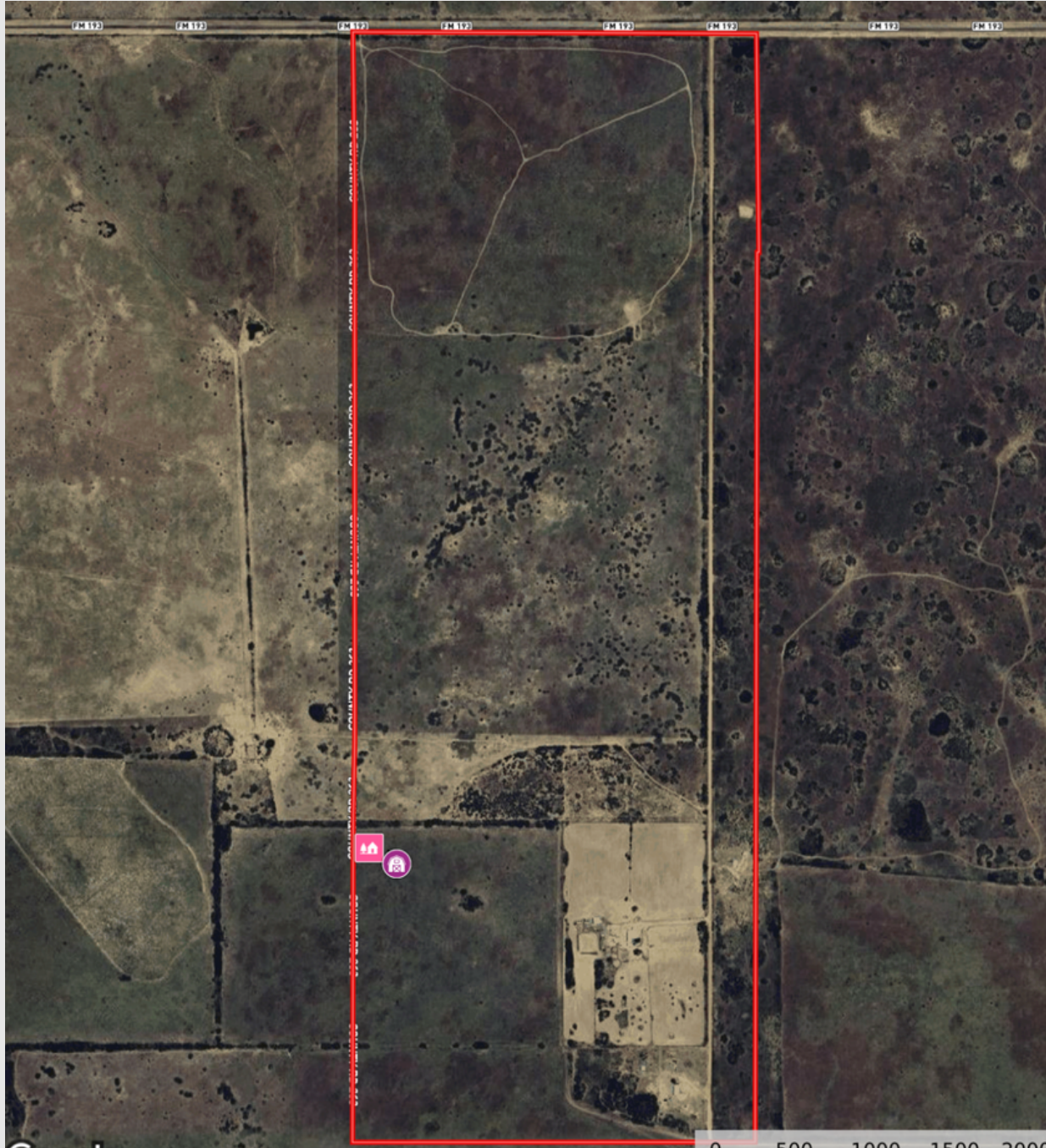
Price: This property is listed at \$765,000

Notes: 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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