



TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



177± Acres Bailey County

BULA, TX

\$221,250 (\$1,250/ACRE)

We are pleased to present the exclusive listing of this 177± acre tract in Bailey County, Texas. This cultivated dryland farm is located just outside Bula, and is ready for new ownership.

177± Acres Bailey County | Bula, TX

Location: The farm sits a quarter mile southwest of Bula, Texas, and just south of FM 37. The farm has good County Road access with CR 227 running North and South along its eastern boundary, and County Road 1285 going East and West along its southern border.

Land: The land is made up of multiple different soil types. Arvana sandy loam covers roughly 63% of the farm, and the slopes range from 0-3%. Acuff loam comprises around 20% of the property, and Amarillo fine sandy loam about 15%. Other soil types with varying slopes can also be found throughout the property. For a full soil report, please contact the listing agent.

Water: The farm has been operated as dryland. There are no wells on the property currently, but per public records, the depth of other wells in the area range anywhere from 75-185 ft.

Improvements: There are no improvements on the property.

Price: This farm is being offered for sale for \$221,250, or \$1,250/acre.

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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