

# Gattis Farm

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640± acres | \$960,000 | Brownfield, Texas | Lynn County



*Chas. S. Middleton*

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AND SON LLC

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Gattis Farm

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We are proud to have obtained the exclusive listing on 640 acres of grassland/CRP located in the southwest-quadrant of Lynn County.

## Size

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According to a survey on file and the General Land Office, this property contains a total of 640 acres, more or less.

## Location • Access

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The Gattis Farm is located in the southwest-quadrant of Lynn County, Texas, being approximately 3 miles south of the small community of West Point, approximately 13.5 miles west of Tahoka and approximately 14.5 miles southeast of Brownfield, Texas.

Access is good, being by paved FM 179 on the east.

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## Legal Description

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All of Section 23, Block A1, Abstract 378, E.L. & R.R. RR. Co. Survey,  
Lynn County, Texas, containing 640 acres, more or less.

## General Description

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The Gattis Farm is currently in an excellent stand of mixed grasses, with 631.13 acres enrolled in the Conservation Reserve Program. This portion of the property is receiving an annual payment of \$19,350 (\$30.66/ac.), with the last payment being in September of 2030. Some mid-management work will need to be completed in 2026, which includes mowing 20% of the property (126.23 acres) to be completed in 2026 but not during the months of March 1 through June 1.

The terrain of this property varies from nearly level to gently rolling. Slopes across this farm range from 0-3%, with the primary soil being Patricia and Amarillo loamy fine sands.

## Improvements

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There are no improvements on this tract.

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## Hunting

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This area has a reputation of producing large mule deer and an abundance of wild hogs. In certain years, the bird hunting can be outstanding.

## Price

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\$960,000 • \$1,500 per acre

## Taxes

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+/- \$1,700

## Minerals • Wind Energy

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No minerals will convey. 100% of the wind energy will convey.

## Remarks

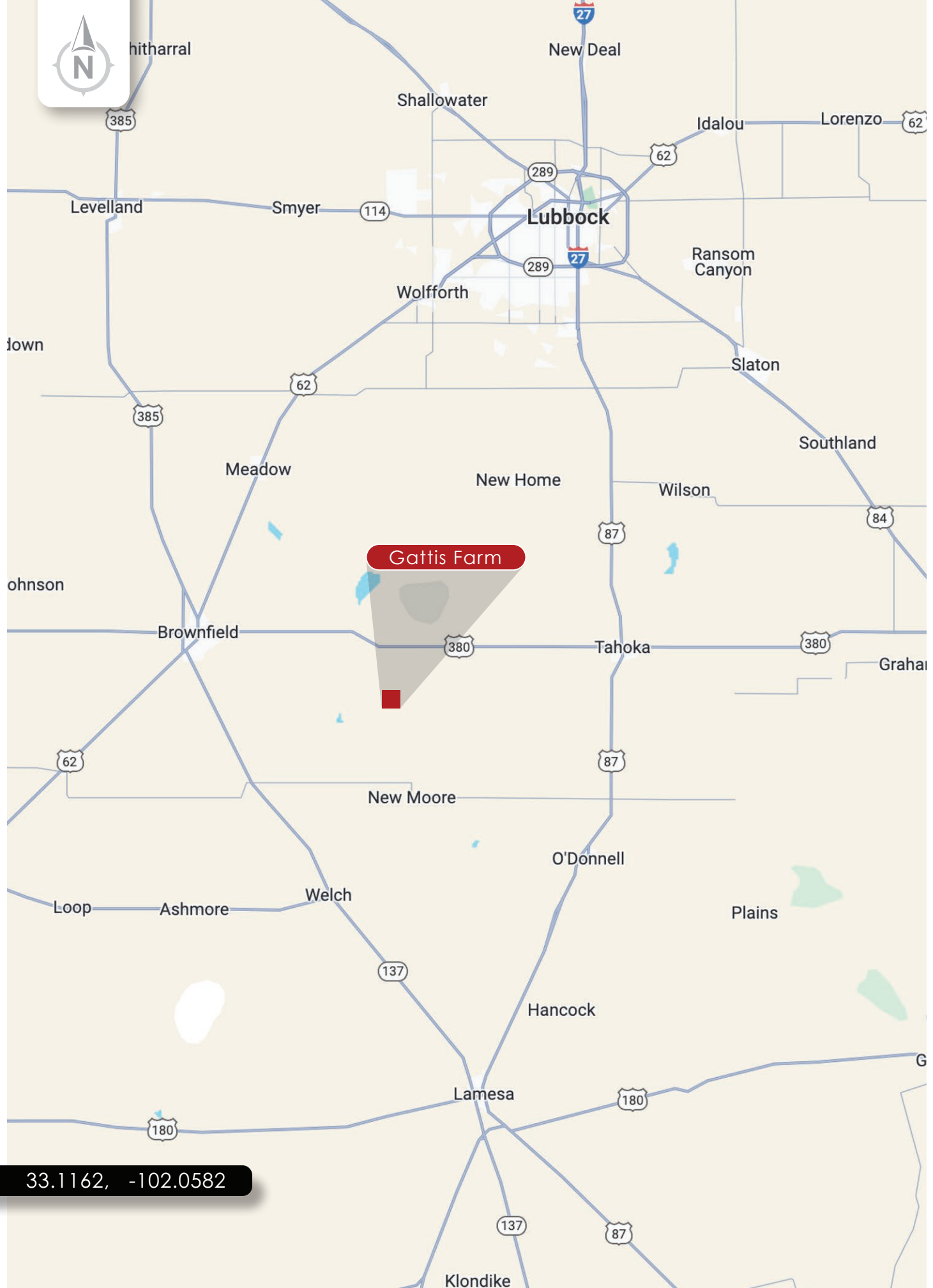
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If you are in the market for a productive full section of land located in Southwestern Lynn County, please call Rusty Lawson at (806) 778-2826 for additional information.

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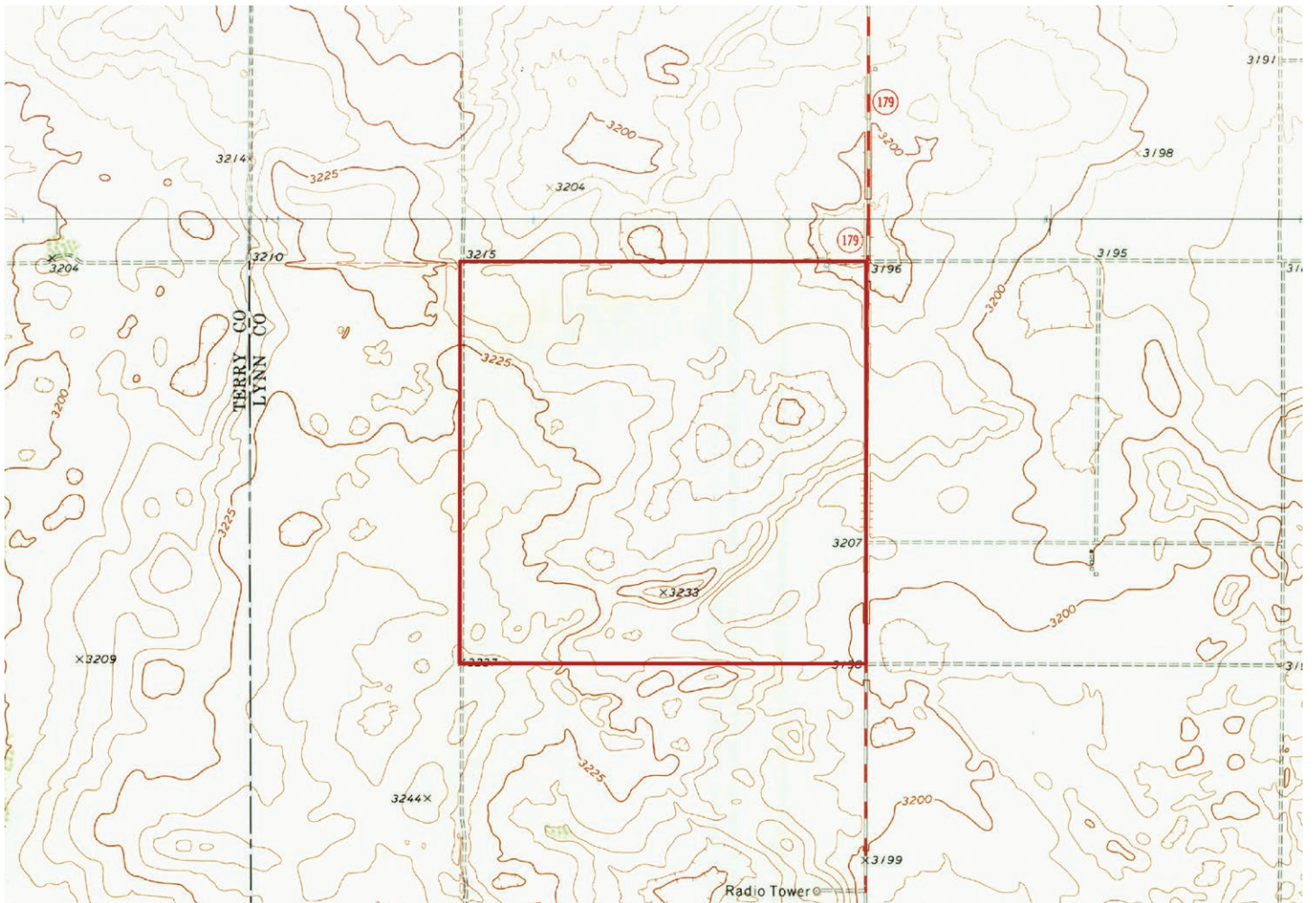




Gattis Farm

33.1162, -102.0582





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## Rusty Lawson

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YouTube

