## FM 2397 Tracts



FIFTEEN 10 ACRE TRACTS | DIMMITT, TEXAS | CASTRO COUNTY

# Scott Land Company, LLC FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

### PROPERTY SUMMARY

State: Texas

Region: Panhandle

County: Castro

Property Type: Dryland

Acres: Fifteen 10 ± acre tracts

Price: \$75,000 per tract

Estimated Taxes: \$4.64 per acre

Location: ~7.5 miles north of Dimmitt, TX

~14.7 miles south of Hereford, TX

### **COMMENTS**

Discover wide open possibilities with this 10-acre tract of undeveloped land located just minutes from Dimmitt and Hereford, TX. Whether you're dreaming of building your custom home, starting a small ranch, or investing in land with future growth potential, this property offers the space and freedom to bring your vision to life.

With convenient access to Highway 385 and paved frontage on FM 2397, this location offers rural peace without sacrificing proximity to amenities that are found close by in Dimmitt or Hereford, or in an hour's drive to Amarillo, TX.

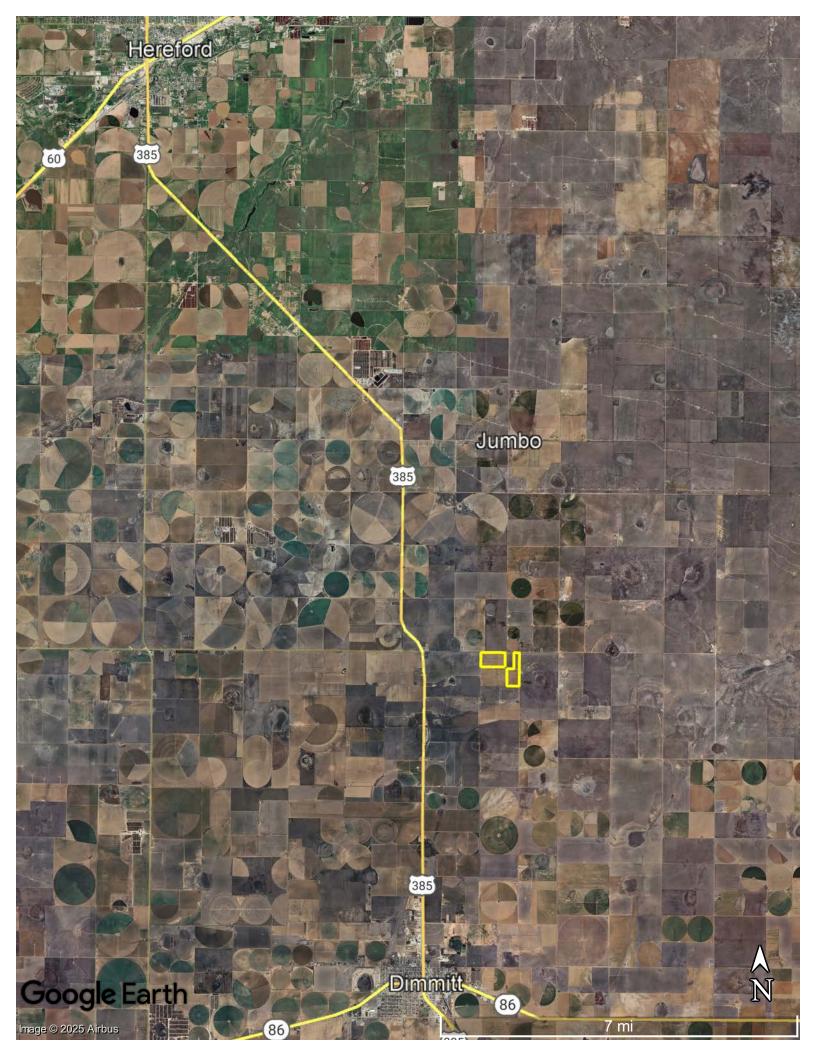
This area offers a flat, open terrain with native grasses, ideal for building or grazing with great panoramic views and stunning West Texas sunsets.

There is electricity nearby; however, water well and septic would need to be installed.

Come see this property suitable for a variety of uses including homestead, livestock, or recreational purposes. With low property taxes, this makes for an affordable long-term investment.

With no deed restrictions, you're free to shape this land to suit your needs. Whether you're looking for a peaceful retreat, hobby farm, or future development site, this tract offers a rare blend of freedom and opportunity!







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o = 3/8" from Rod set with HBD cap

o = Control Monument found as noted.

\* - Base Bearing from Record Plat

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LAND BOUNDARY SURVEY MADE FOR:
Matt Gfeller
P.O. Box 851
Dimmit, Texas 79027

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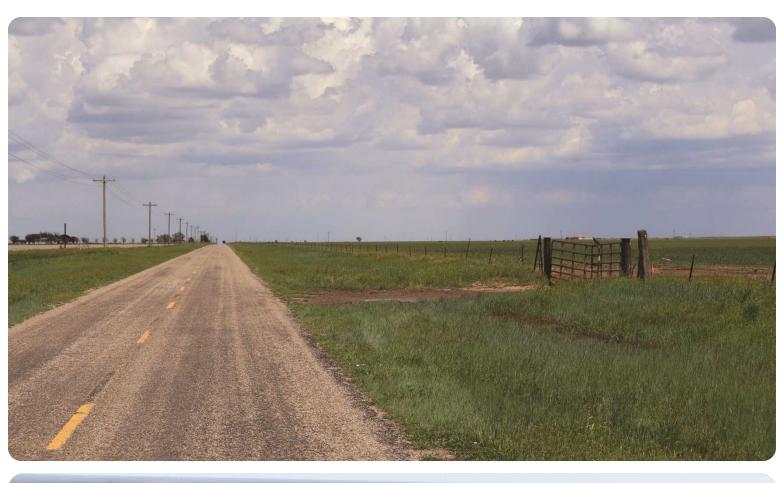


## Field Complete: May-19, 2025

The undersigned does hereby certify that this plat of survey of the property described become represents the results of a survey mide on the ground under my direction and supervision. This certification expressed or implied hereon applies only to the individuals explicitly listed above, and no other CERTIFICATION: To: Matt Gfeller



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# Scott Land Company, LLC FARM AND RANCH REAL ESTATE

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