

Call for Offers Now Open

PREMIER INVESTMENT - GRADE ROW CROP FARM

4,276± TOTAL ACRES = 3,846± DEEDED + 430± LEASED



**Submit Your Offer
Today & Secure
Your Agricultural
Investment**

BOGATA, TX



UC
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PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC

PREMIER PROPERTIES TEAM

Property Location: TBD Hwy 271 S, Bogata, Texas 75417

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Kim Ross, REALTOR®/Auctioneer • 903-491-6797 • TX Lic #668511
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SCAN FOR MAP,
VIDEO, & PHOTOS

BOGATA, TX

Land & Farming Profile

- **Total Operated Acreage:** 4,276± acres (3,846± deeded + 430± leased)
- **FSA Tillable Acres:** High percentage of row crop ground, minimal wasteland
- **Crops Grown:** Corn, wheat, soybeans, cotton, and sorghum
- **Soil Types:** Predominantly Burleson clay, Deport clay, and Mabank sandy loam — well-suited for moisture retention, nutrient holding, and high-yield production
- **Topography:** Gently rolling with consistent grade, suitable for large modern equipment

Westfield Farm is a large-scale, high-performing row crop investment property totaling approximately 4,276± operated acres, including 3,846± contiguous deeded acres and 430± additional leased acres in Red River County. Located in the fertile and historically productive Red River Valley, this turnkey farm features premium soils, extensive infrastructure, and direct access to grain markets, offering exceptional potential for long-term appreciation and reliable income. The region has a deep-rooted farming history and is experiencing steady growth in agribusiness demand, driven by increased commodity consumption, urban expansion, and investor interest in hard-asset portfolios.



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Climate & Water Availability

Westfield Farm benefits from a temperate East Texas climate, ideal for year-round farming with predictable rainfall and growing seasons.

- **Growing Season:** 230–240 days per year
- **Average Annual Rainfall:** 50± inches
- **Natural Drainage:** Strong surface drainage with internal road access across tracts
- **Water:** Area has good support and natural seasonal moisture balance for row crop production



Farm Infrastructure & Improvements

The farm includes operational enhancements for cost-efficient input management, high-throughput harvest, and year-round maintenance.

Storage & Handling

- **Grain Storage Capacity:** 410,000+ bushels across two bin sites
 - 80,800 bu on-site with manager's residence
 - 330,000 bu at a centralized loading and mixing facility
- **Fertilizer & Chemical Storage:**
 - Liquid fertilizer tanks (75,000+ gallon capacity)
 - Chemical mixing/injection building, diked containment areas
 - Concrete loadout slabs and washdown areas
 - Operational Buildings
- **Equipment Shop:** 40' x 100' steel building with electricity and gravel yard
- **Manager's Residence:** 3,000± SF house with apartment for staff or live-in oversight
- **Internal Roads:** Access across tracts via gravel and county-maintained roads



Investment Summary

Westfield Farm is a hard-asset, income-producing agricultural investment in a rising market.

- **Immediate Scale:** Rare opportunity to acquire over 4,200 acres of contiguous farm ground in one of Texas' most productive regions
- **Operational ROI:** Lease income already in place. Custom farming contracts or direct operations are available
- **Land Appreciation:** Red River County farmland values have increased due to proximity to urban growth and investor competition
- **Tax Advantage:** Texas offers favorable property tax structures for ag-exempt land, providing holding cost efficiency
- **Portfolio Diversification:** Agricultural land remains a low-volatility hedge against inflation and market instability



Texas Agriculture Growth & Regional Strength

Texas continues to lead the nation in agricultural productivity, and Northeast Texas is rapidly becoming a hub for scalable row crop operations, particularly in Red River County. With rich Blackland soils, improving infrastructure, and a favorable tax climate, the region has seen increased investment from institutional farmland buyers, family offices, and expanding producers.

- **Proximity to Dallas-Fort Worth (90± miles):** Strong regional commodity markets and access to export infrastructure
- **Agribusiness Expansion:** Area supported by poultry integrators, feed mills, grain terminals, and trucking hubs
- **Growing Demand for Row Crops:** Red River County supports consistent corn, wheat, soybean, and milo yields and is increasingly favored for input-secure production



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Contact broker for terms and conditions. 
Franchise office is independently owned and operated.