

Wright B & D Farm

638± acres | \$1,268,000 | Grassland, Texas | Lynn County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

Wright B & D Farm

We are proud to have obtained the exclusive listing on a productive partially irrigated farm located in Eastern Lynn County, just west of the small farm and ranch community of Grassland.

Size

According to the Lynn County Appraisal District, this property contains a total of 638 acres, more or less.

Location • Access

This farm is in two nearby tracts. One tract contains ± 320 acres and has frontage on paved FM 1313 (south) as well as County Road 25 (north) and County Road DD (east). The other tract contains ± 318 acres and has frontage on County Road 27 (south) and County Road FF (middle).





Legal Description

West Tract: E/2 Sec 466 Blk 1 El Rr 1332

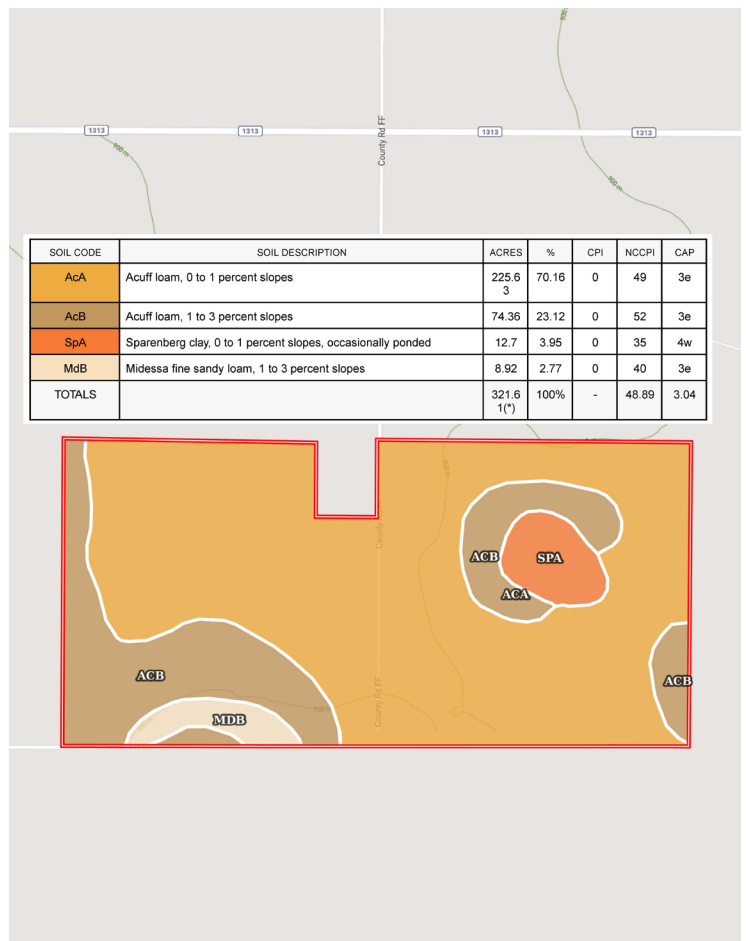
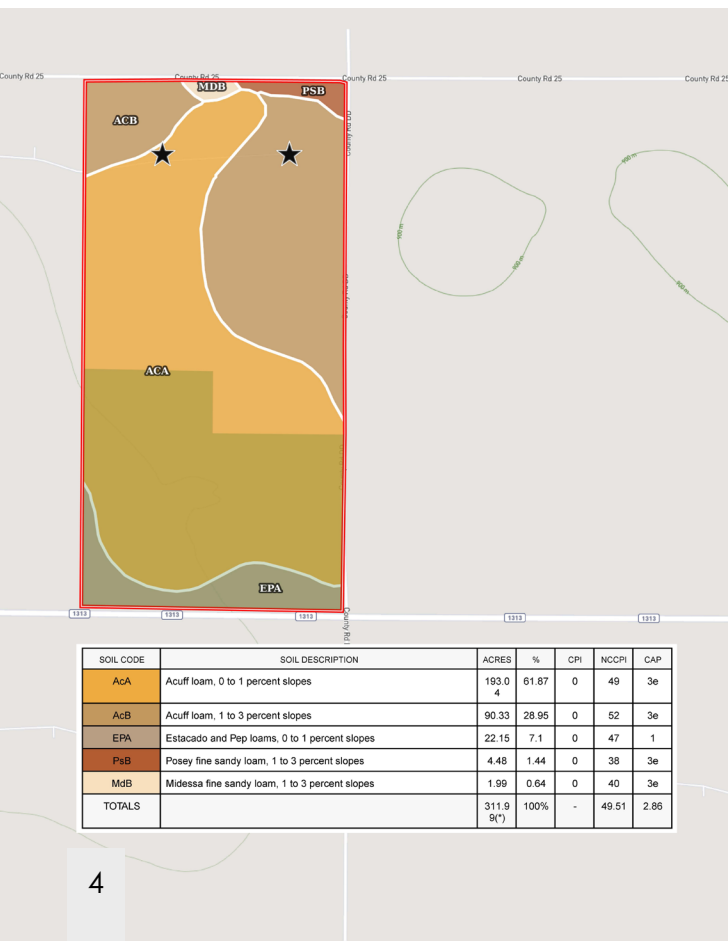
East Tract: Pt Se/4 605 2 Gc Sf 68 Along with: Sw/4 606 2 Gc Sf 590

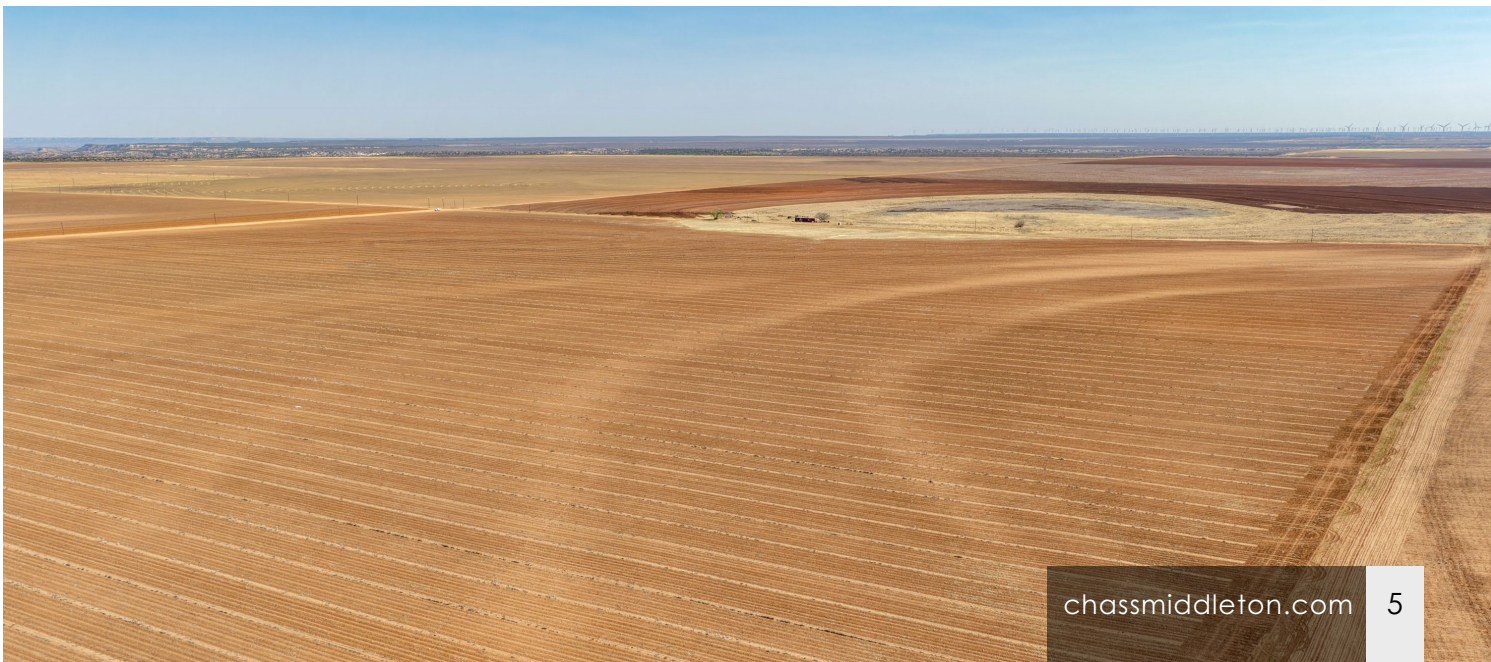
General Description

The Wright B & D Farm is a productive dryland/partially irrigated farm currently in a good state of cultivation.

The terrain varies from nearly level to very gently sloping. The majority of the property has a mostly level terrain. Slopes range from 0-3%.

The soil quality found on this tract is good, with the Acuff loam being the dominant soil type. There are two very slight playa depressions on the eastern parcel that contain approximately 10 acres and 4 acres.













Water

There are three irrigation wells located on the west tract that are utilized for 118 acres of drip that was installed in 2019. This drip is spaced at 80" and at the time of installation well tests reported about 652 Gallons Per Minute (GPM). The drip was installed in 14 zones.





Price

\$1,268,000 • \$1,987 per acre

Taxes

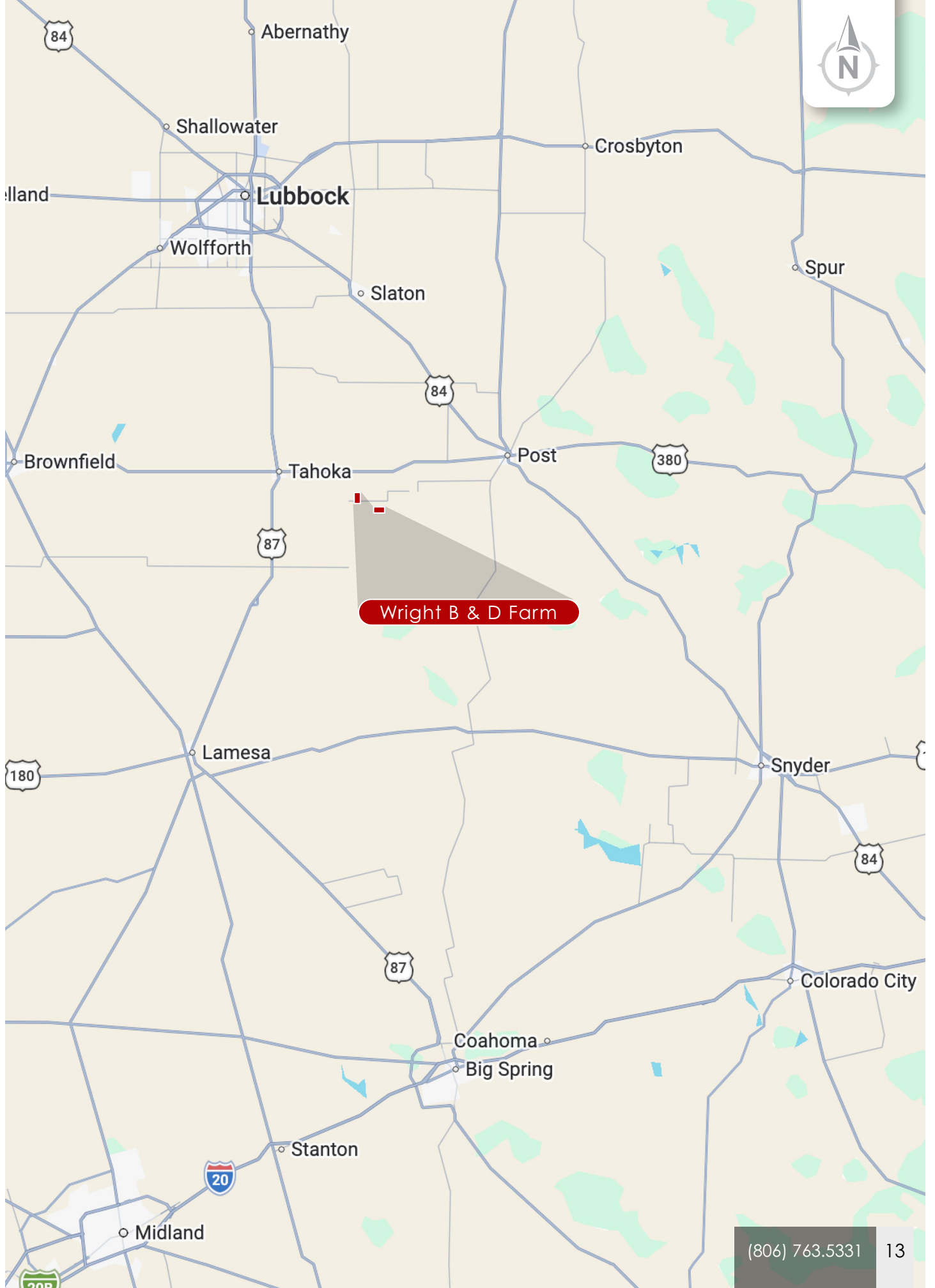
±\$4,630

Minerals • Wind/Solar Energy

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

If you are in the market for a productive farm,
please call Charlie Middleton at (806) 786-0313 for additional information.

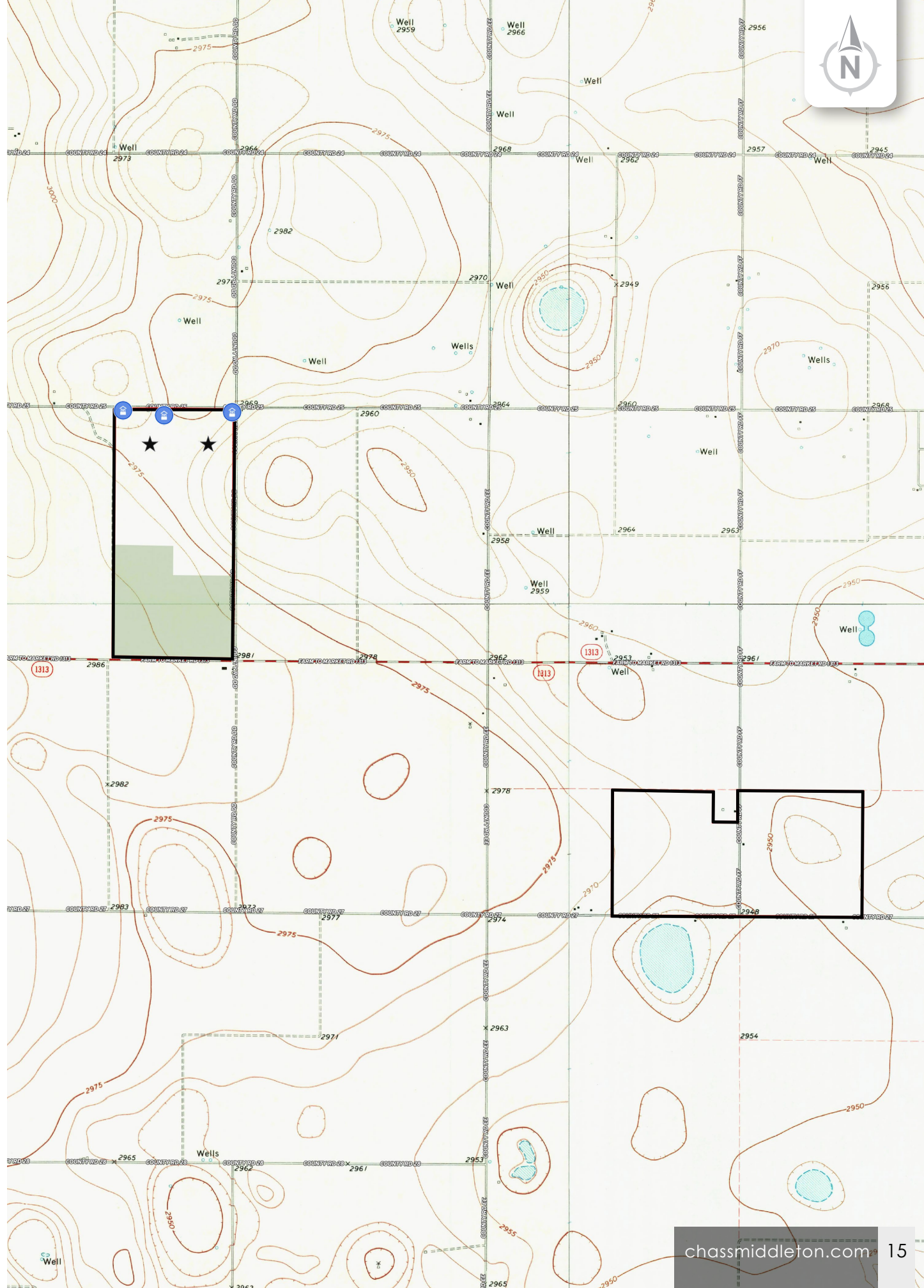




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33.1288, -101.6532



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