



SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

2,768± Acres, Floyd County, Texas

OFFERED AT
\$4,100,000

Highlights:

- 50± acre tract and 39± acre tract of drip irrigation on 80" spacing
- 390± acres currently irrigated; 235± acres dryland; 1,842± acres of pasture
- Showing by Appointment Only

For additional information, please contact:

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Property Information

Directions to Property:

South of Dougherty, Texas. From the intersection of SH 62 and SH 70 in Floydada, proceed east on SH 62 for 14 miles; turn south on FM 28 and proceed 2.5 miles; keep right to continue on to CR 293; proceed approximately .8 mile to the north boundary line.

Legal Description:

Tract 1: S/2 of League 4, Eastland County School Land, Abstract 87; 2,214 acres, more or less

Tract 2: Section 35, Block 135, IH Johnson Survey, Certificate No 1410, Abstract 249; 320 acres

Tract 3: Section 314, S.F. 441, M Wilhoit Survey, Abstract 2113; 234.2 Acres

Property Description:

We are pleased to offer 2,768+/- acres in south-eastern Floyd County. If you are looking to grow or start your agricultural operation, this property presents a diverse investment opportunity for farming and ranching. The combination of water, size, and location make it a valuable asset in the competitive Texas agricultural market.

Nearly 80% Pullman clay loam, 0 to 1% slope.

Property is leased to an excellent long-time tenant for the 2025 calendar year.

Minerals will be reserved.

Please contact listing agent to schedule showings.

Farm Data:

Cropland	626 acres
Pasture	1,842 acres
Playa	300 acres
Total	2,768 acres

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

FSA Information:

	Base	Yield
Wheat	362.51 acres	31 bushels
Corn	225.96 acres	139 bushels
Grain Sorghum	152.29 acres	96 bushels
Safflower	229.32 acres	520 bushels
Seed Cotton	992.32 acres	2,705 bushels
Unassigned Generic Base	248.08 acres	

Improvements:

50 acre tract and 39 acre tract of drip irrigation on 80" spacings

7 irrigation wells, equipped with submersible pumps. (These wells have not been test pumped, but are reported to pump.)

- 2 wells for west drip tract and row water - total of 320 gpm
- 3 wells for center pivot field - total of 500 gpm
- 1 well for east drip tract - 140 gpm
- 1 well for east row water - 200 gpm

Center pivot system, engines and generators for two wells, portable cattle panels, and electric fencing equipment are owned by the tenant and excluded from the listing.

2024 Taxes: \$4,485

Price: \$4,100,000

Aerial Map



● Irrigation Well
 □ Drip Irrigation Tract



NW Part of Pivot Close



S Part W Drip

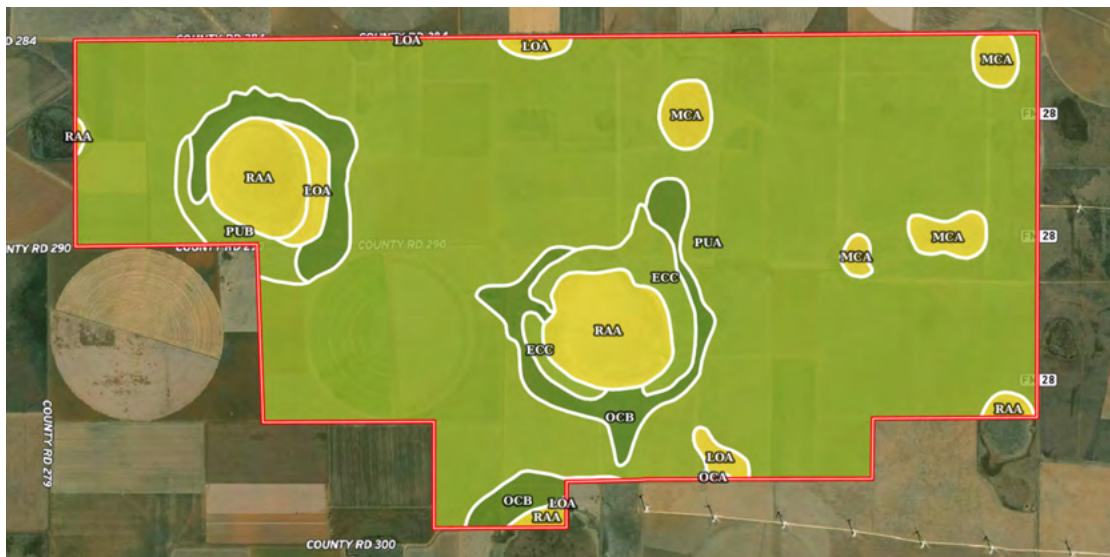


E Drip Station



W Drip Station

Soils Map

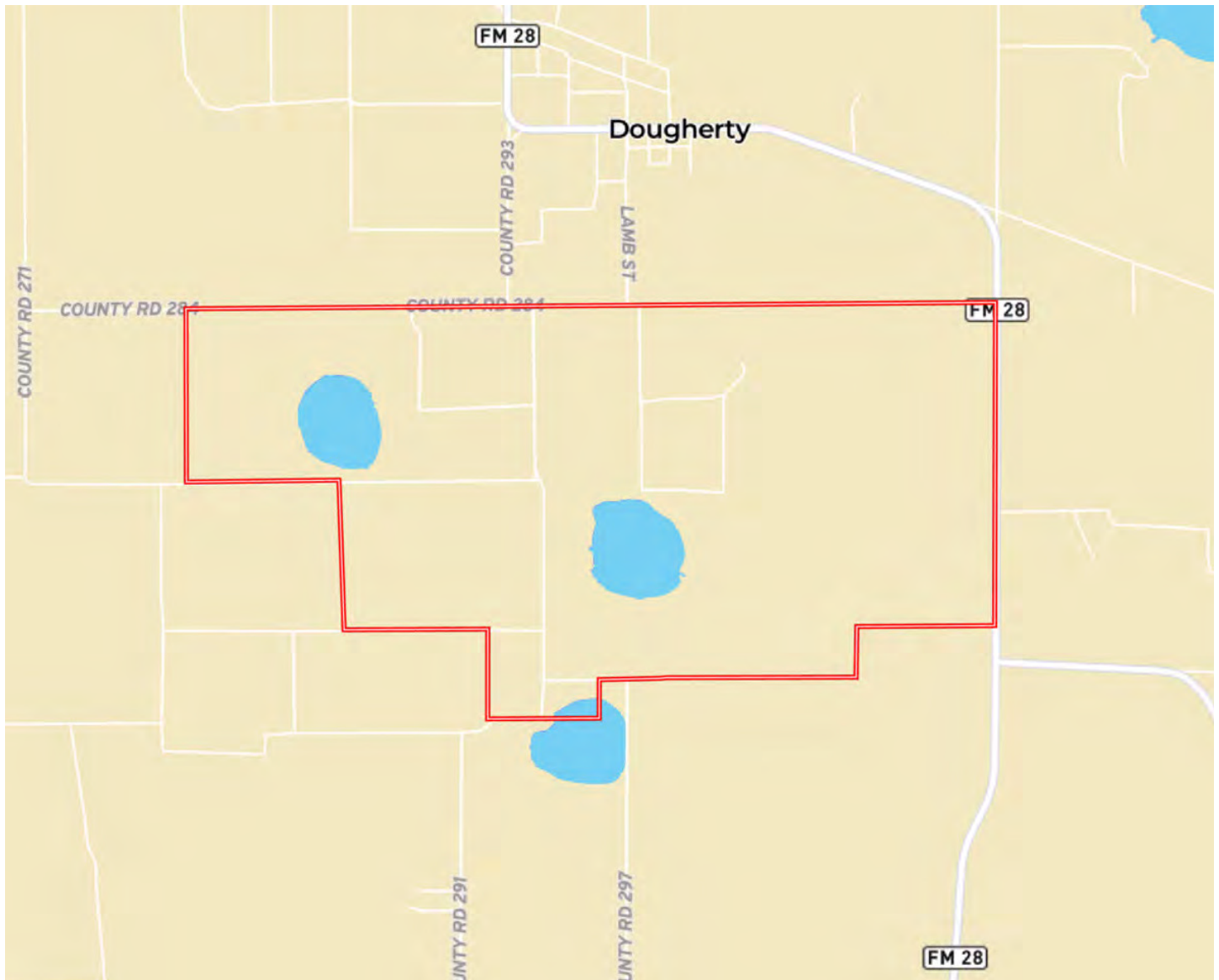


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PuA	Pullman clay loam, 0 to 1 percent slopes	2172.08	79.05	0	46	3s
OcB	Olton clay loam, 1 to 3 percent slopes	182.2	6.63	0	46	2e
RaA	Randall clay, 0 to 1 percent slopes, frequently ponded	178.78	6.51	0	17	5w
EcC	Estacado clay loam, 3 to 5 percent slopes	73.83	2.69	0	48	3e
McA	McLean clay, 0 to 1 percent slopes, occasionally ponded	64.29	2.34	0	24	5w
LoA	Lofton clay loam, 0 to 1 percent slopes, occasionally ponded	41.3	1.5	0	34	5w
PuB	Pullman clay loam, 1 to 3 percent slopes	33.87	1.23	0	46	3s
OcA	Olton clay loam, 0 to 1 percent slopes	1.17	0.04	0	46	2c
TOTALS		2747.52(*)	100%	-	43.47	3.14

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Location Map



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