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LAND FOR SALE

80± Acres, Lynn County, Texas

OFFERED AT
\$156,000

Highlights:

- Predominantly Acuff Loam Soils
- Seed Cotton Base
- Approximately 100% in Cultivation



For additional information, please contact:

Brent McDonald, AFM, Agent
(806) 503-2287

BMcDonald@FarmersNational.com

Property Information

Property Description: This productive dryland farm is currently operated as an unimproved farming tract, with approximately 100% of the acreage in cultivation. The property offers strong agricultural potential and is considered an above-average dryland farm for the area.

The farm is bordered by irrigated farmland along both the east and south boundaries, suggesting the potential for future irrigation development. The terrain is exceptionally level, with slopes ranging from just 0% to 1% across the property.

Soils are predominantly Acuff loam with 0% to 1% slopes, recognized as a Class II irrigated soil and a Class III dryland soil. This above-average soil quality contributes to the farm’s strong productivity and long-term agricultural value.

A double-pole 69 kV transmission line traverses the southern portion of the property in an east-west direction.

Directions to Property: From Post: Travel west on U.S. Highway 380 for 10.7 miles, then turn north on County Road II and travel 0.8 mile. The southeast corner of the farm will be on the left.

From Tahoka: Travel east on U.S. Highway 380 for 13.7 miles, then turn north on County Road II and travel 0.8 mile. The southeast corner of the farm will be on the left.

Legal Description: South 80 acres of the Northeast Quarter of Section 1373, Abstract No. 1073 in Block No. 1, Certificate No. 3, H&OB Ry Co. Survey

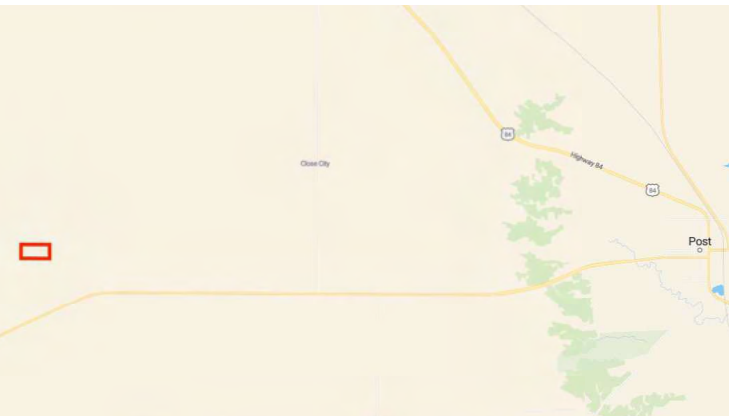
Farm Data:
Cropland 80.00 acres

FSA Information:

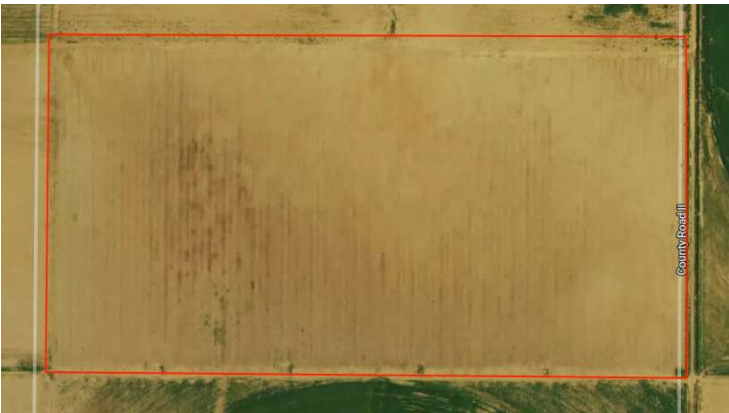
Crop	Base	Yield
Seed Cotton	70.50 acres	1,114 pounds/acre

Price: \$156,000 **Taxes:** \$182.75

Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	AcA	Acuff loam, 0 to 1 percent slopes	69.2%	58.9	3e	2e
●	AfA	Amarillo fine sandy loam, 0 to 1 percent slopes	30.8%	26.2	3e	2e

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.