

McDougal Family Home Farm

157± acres | \$431,750 | Lubbock, Texas | Lubbock County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

McDougal Family Home Farm

We are pleased to have obtained the exclusive listing on the 157± acre McDougal Family Home Farm in Lubbock County, Texas.

Location

The McDougal Family Home Farm is located approximately 5 miles east and 4 miles north of the community of New Deal. It is bounded by almost $\frac{1}{2}$ mile of paved FM 2902 frontage on the west, and $\frac{1}{2}$ mile of county graded road 5200 on the south.

Description

The property has been operated as a partially irrigated farm. There are two irrigation wells in use on the farm with reported production of approximately 100 gallons per minute combined per the tenant. Approximately 60 acres are in drip irrigation, reported to be installed in 2006.

The southern 85.19 acres of the farm are enrolled in the Conservation Reserve Program (CRP) at \$24.00 per acre, expiring in September 2030. The buyer can assume and continue with the CRP payments or opt to buy the contract out of the CRP program.

The soils on the northern portion of the farm that are in cultivation consist of Olton and Pullman clay loam, with 0 to 1% slopes. The southern portion of the farm currently in CRP consists of a mixture of loam, clay loam and sandy loam soils. A soils report is available upon request.

Farm Service Agency Base acres and yields are as follows:
Seed Cotton base of 62.4 acres with a PLC yield of 1,235 lbs.

APH yield history is available upon request.

2025 taxes were \$632.13

This property is in the High Plains Underground Water Conservation District.



Resources

All wind energy and solar energy rights will convey to the new owner. A portion of seller's minerals are negotiable with an acceptable offer.

Price

This farm is listed with an asking price of \$2,750 per acre.

Brokers Remarks

This farm is situated in a good location on pavement northeast of New Deal, with residential development in this area of Lubbock County.



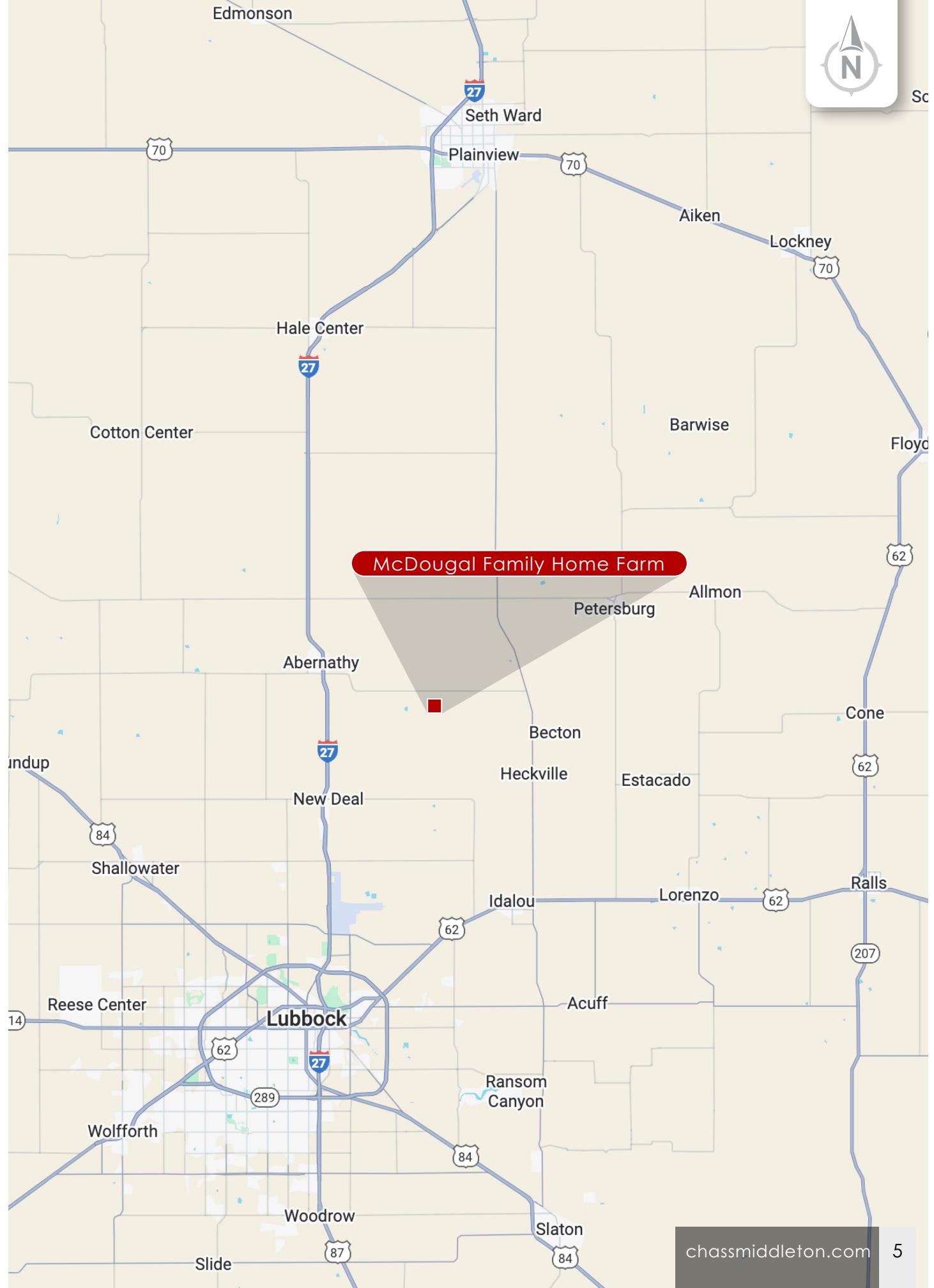
If you are in the market for a farm in this area of the Texas South Plains, contact us.

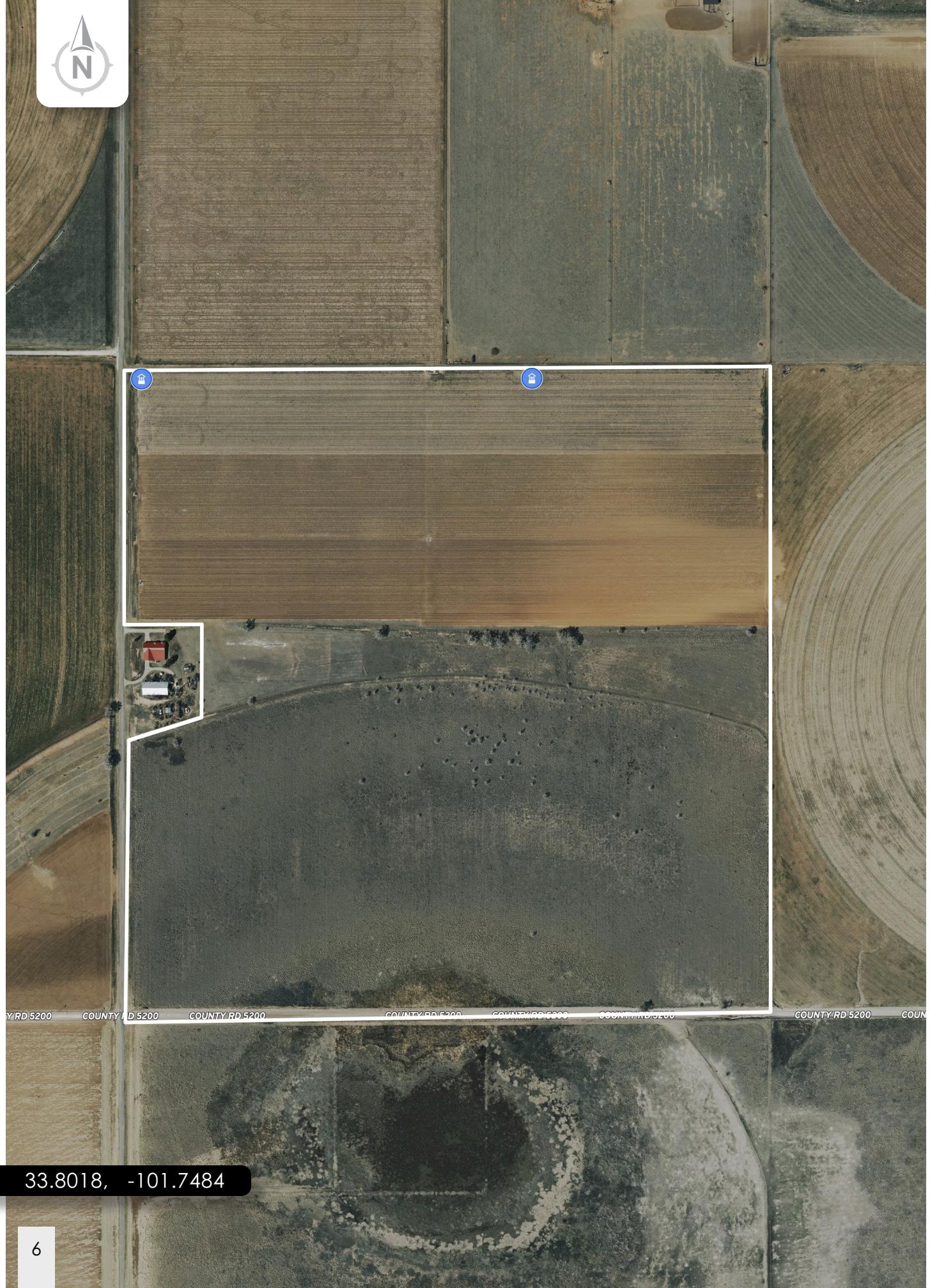
Clint Robinson (806) 786-3730



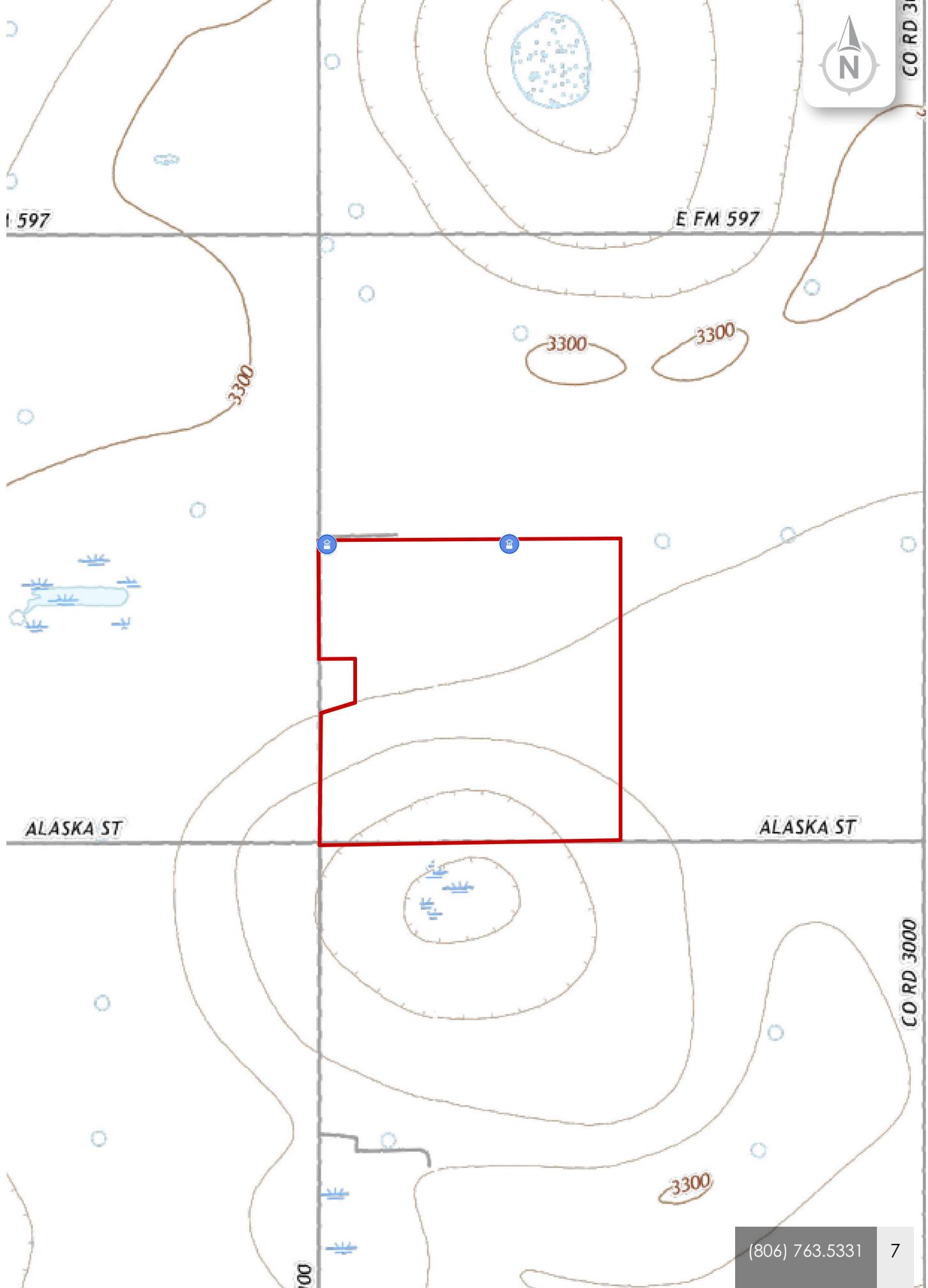


Sc





33.8018, -101.7484



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmandon.com



(806) 763.5331

chassmiddleton.com



YouTube

