

# 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

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

## Location

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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 ½ mile of paved FM 2902 frontage on the west, and ½ mile of county graded road 5200 on the south.

## Description

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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.

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## Resources

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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

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

## Brokers Remarks

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

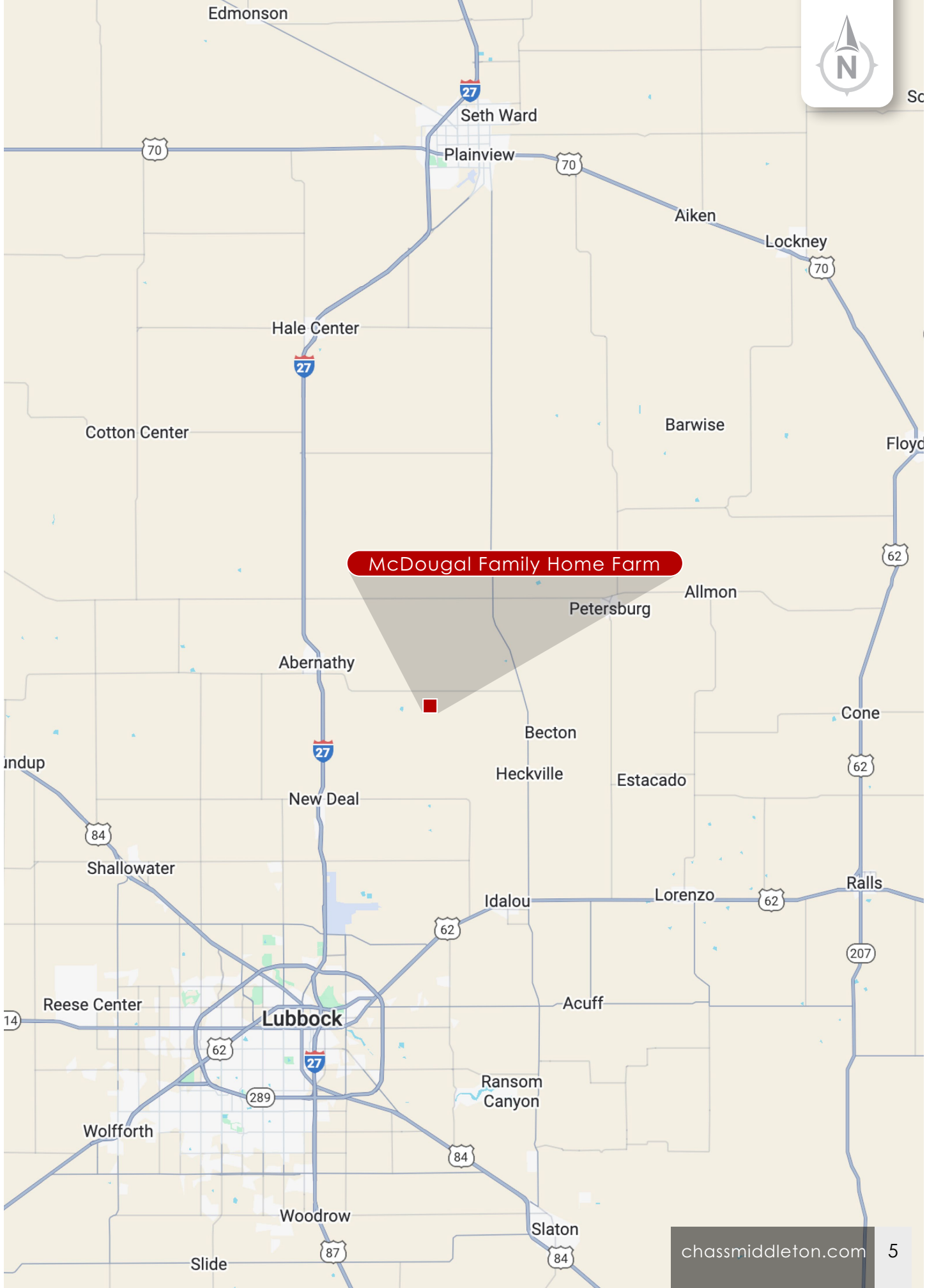
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If you are in the market for a farm in this area of the Texas South Plains, contact us.

Clint Robinson (806) 786-3730

*The information contained herein is believed to be correct. However, Charles S. Middleton and Son does not warrant its accuracy. It is the buyer or buyer's agent's responsibility to verify all information. Buyer's agent must be identified on first contact & must accompany buying prospect on all showings to be allowed participation. If this condition is not met, fee participation will be at the sole discretion of Charles S. Middleton and Son.*



McDougal Family Home Farm





33.8018, -101.7484





CO RD 3

I 597

E FM 597

3300

3300

3300

ALASKA ST

ALASKA ST

CO RD 3000

3300

100

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Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

