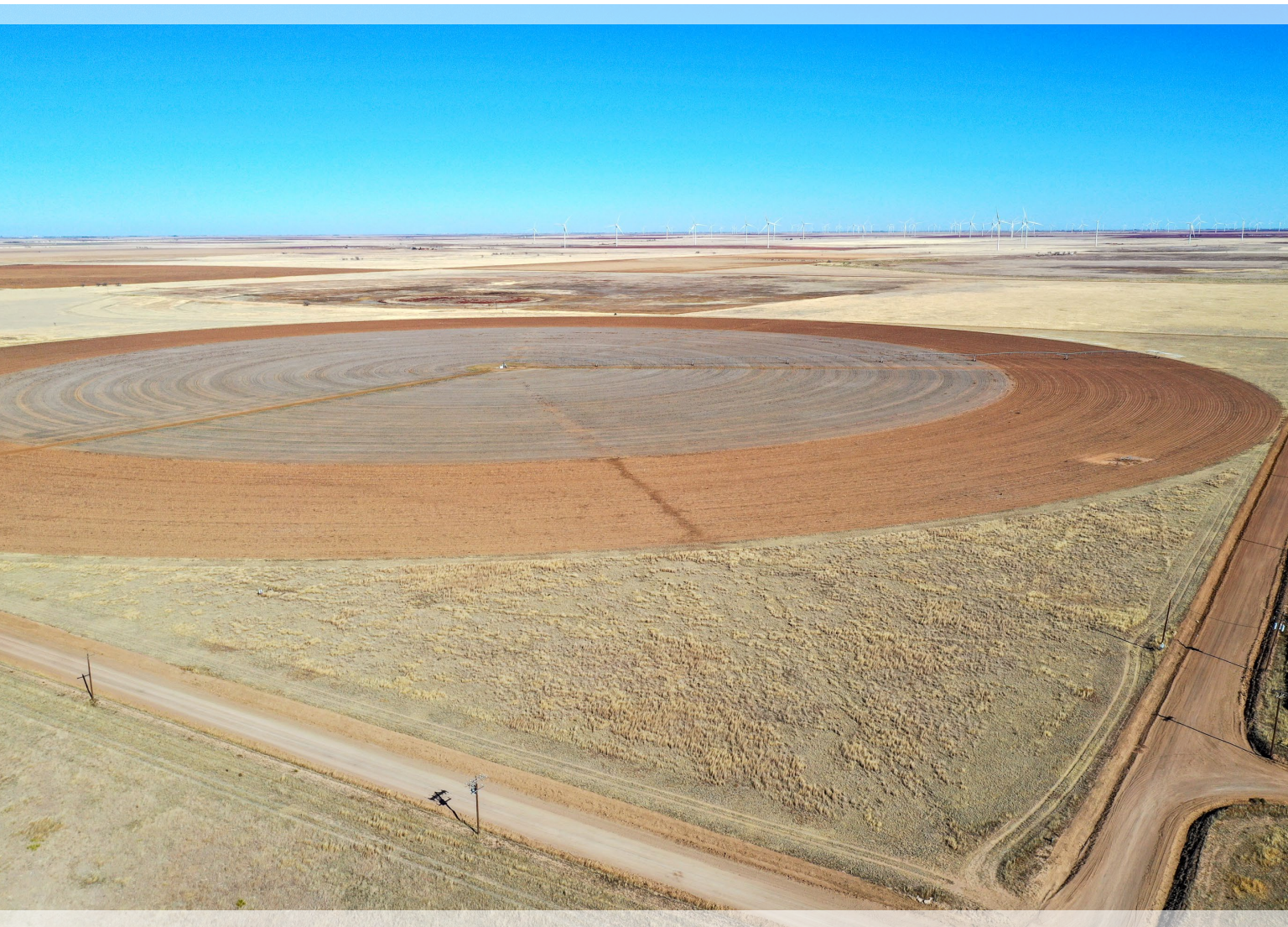


McDougal Family Shelly Farm

160± acres | \$320,000 | Abernathy, Texas | Hale County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

McDougal Family Shelly Farm

We are pleased to have obtained the exclusive listing on the 160± acre McDougal Family Shelly Farm in Hale County, Texas.

Location

The McDougal Family Shelly Farm is located approximately 7 miles north and 4 miles east of the community of Abernathy. It is bounded by county graded road 255 on the south, and county graded Sun Road on the west.

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. A third well on the farm is not being used. There is an older Zimmatic quarter-mile center pivot on the farm that is owned by the tenant, and can be purchased separately if desired, or negotiated to be removed.

Three-Phase electricity is provided along the south and west sides of the farm.

The corners of the farm are enrolled in the Conservation Reserve Program (CRP) in two contracts. The first contract is 28.35 acres enrolled at \$42.47 per acre, with the final payment due 9-30-26. An additional 7.069 acres are enrolled at \$45.00 per acre, with the final payment due 9-30-32. The new owner can assume the CRP contracts or opt to buy the contracts out of the program.

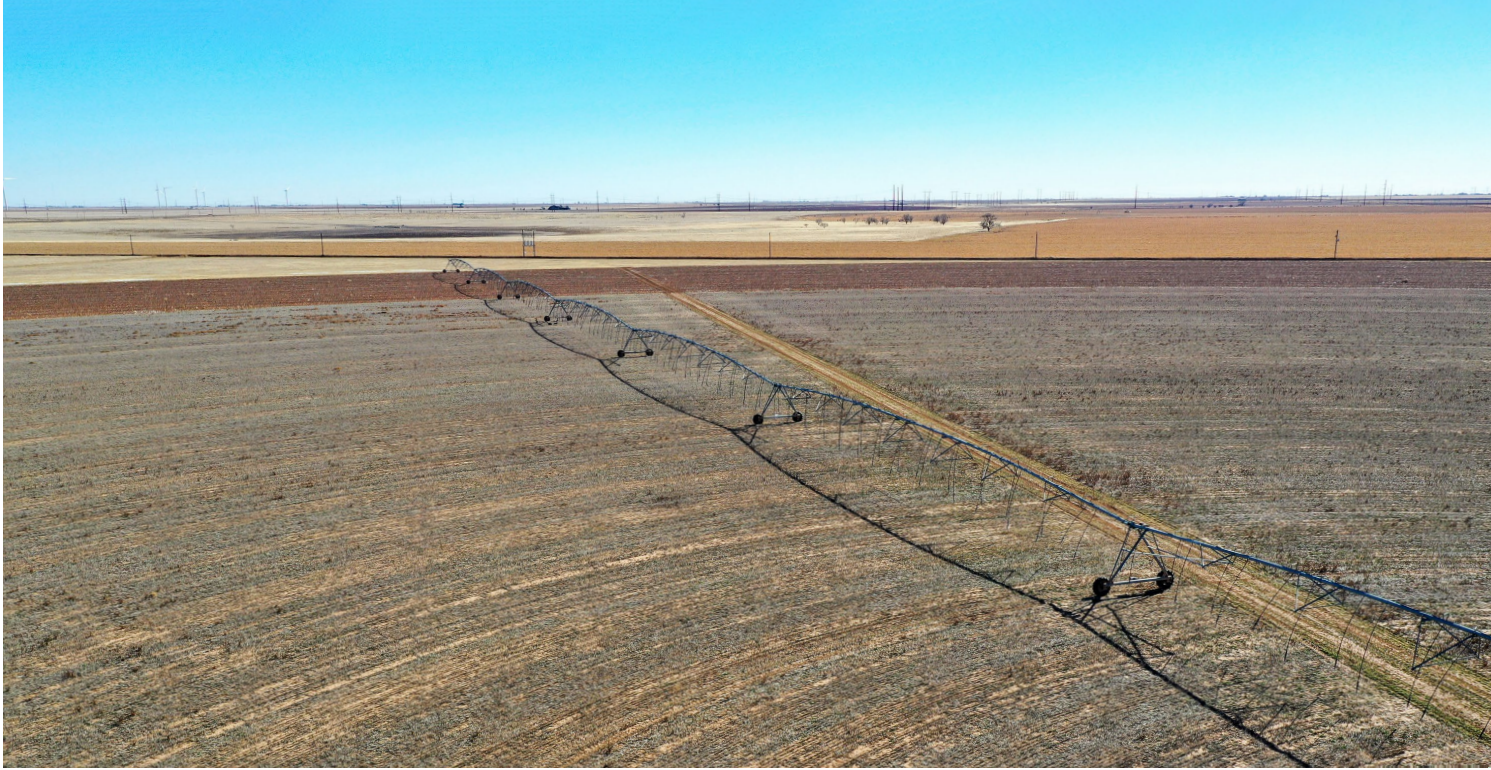
The majority of soils on the farm consist of Olton Clay Loam with 0 to 1% slope, estimated at approximately 141 acres. Secondary soils consist of Olton Loam, 0-1% slope, approximately 15 acres; and Olton Loam 1-3% slope estimated at approximately 6 acres. A soil report is available upon request.

Farm Service Agency Base acres and yields are as follows:
Seed Cotton base of 108.29 acres with a PLC yield of 2,241 lbs.
Wheat base of 15.80 acres, and a PLC yield of 22 bushels.

APH yield history is available upon request.

2025 taxes were \$354.34

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



Resources

This farm is under a wind lease, with payments to the owner reported to be approximately \$300 to \$400 per quarter. All wind and solar 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 \$2,000 per acre.

Brokers Remarks

This is a productive farm with good quality soils that has been maintained in good condition.



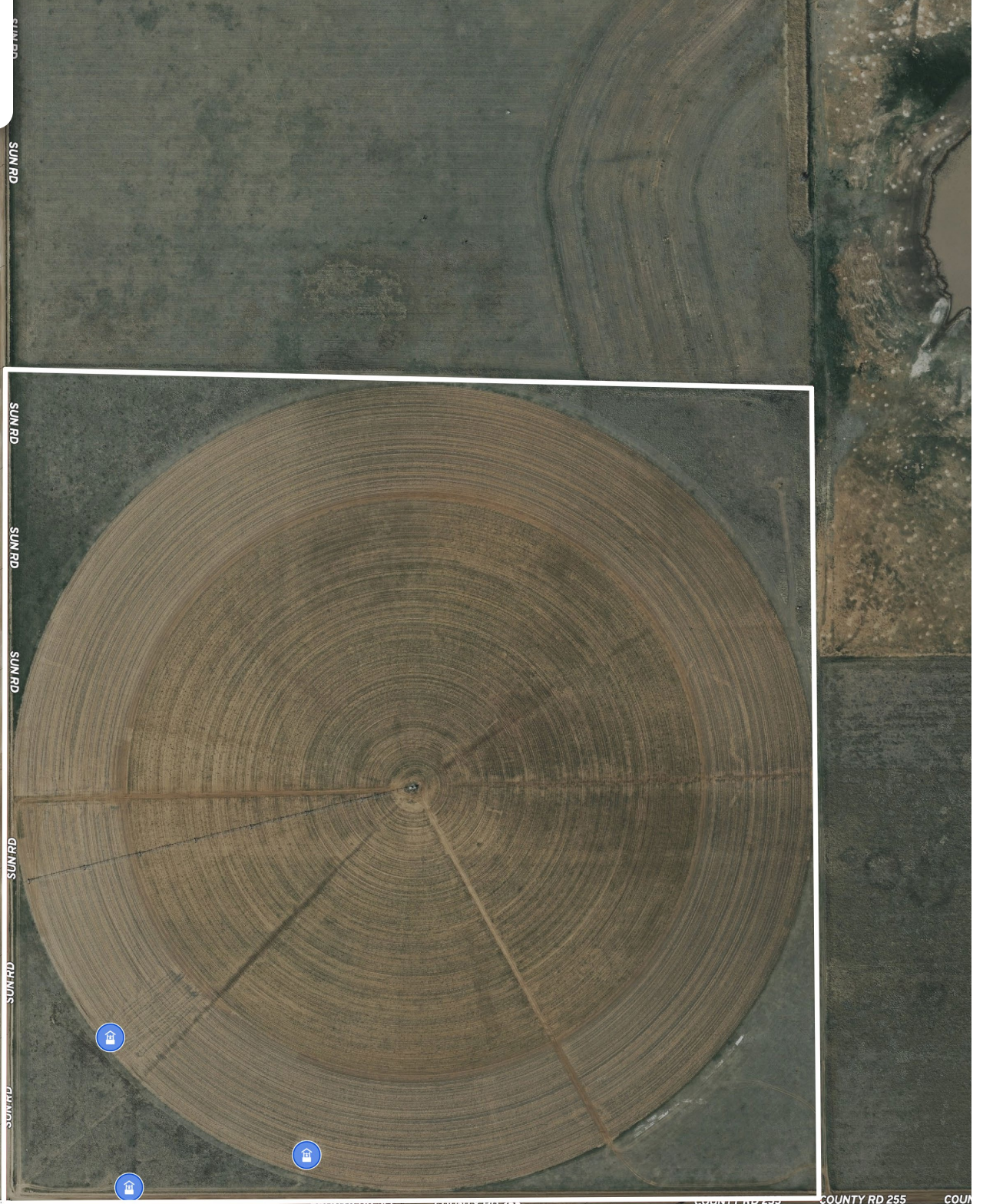
If you are in the market for a productive farm in this area of the Texas South Plains, contact us. Clint Robinson (806) 786-3730

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 Shelly Farm



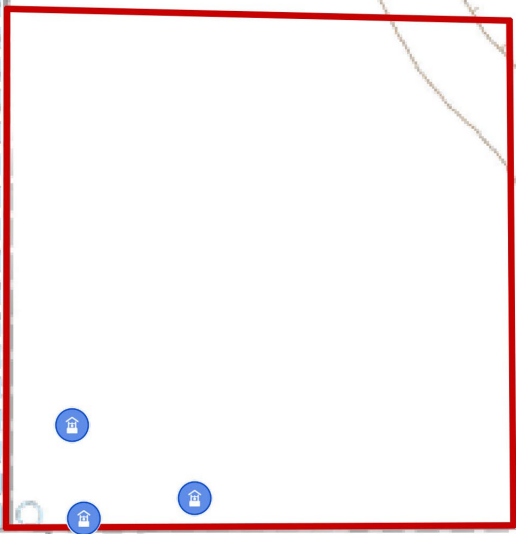


33.9524, -101.7794



SUN RD

CO RD 255



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Clint Robinson

Real Estate Sales Agent • TX, OK

(806) 786.3730

clint@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

