

McDougal Family Lilly Farm

315± acres | \$945,000 | Lubbock, Texas | Lubbock County



Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

Est. 1920

McDougal Family Lilly Farm

We are pleased to have obtained the exclusive listing on the 315± acre McDougal Family Lilly Farm in Lubbock County, Texas.

Location

The McDougal Family Lilly Farm is located approximately 2 miles north and 4 miles east of the community of New Deal. It has over $\frac{1}{2}$ mile of paved FM 2902 frontage on the east side of the property. It is bounded by 1 mile of county graded road 5300 on the north and $\frac{1}{2}$ mile of county graded road 2800 on the west. County road 5300 is partially an all-weather, caliched road.

Description

Approximately 54 acres are drip irrigated and serviced by one irrigation well with a reported production of 180 gallons per minute per the tenant.

Approximately 9 acres are operated as cultivated dryland, and the balance of land is in permanent grass and enrolled in the Conservation Reserve Program.

There are three other old irrigation wells on the farm that are not currently needed and not in use. The working condition of these well is not known but can be investigated for possible use.

258.5 acres are enrolled in the Conservation Reserve Program (CRP). The rental rate is \$24.00 per acre with the last payment due in September 2030. The buyer can continue with the current CRP contract or opt to buy the contract out of the CRP program.

The soils of the cultivated drip irrigated land consist of Olton and Pullman clay loam soils. The remainder of soils on the farm that are planted to permanent grass contain a mix of primarily loam and clay loam, to fine sandy loam soils. A soil report is available upon request.

Farm Service Agency Base acres and yields are as follows:
Seed Cotton base of 68.17 acres with a PLC yield of 825 lbs.

Yield history shows the drip acres have averaged 1,282 lbs. of cotton per acre for the period 2020 to 2024. APH records are available upon request.

2025 taxes were \$1,243.40

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



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Resources

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 \$3,000 per acre.

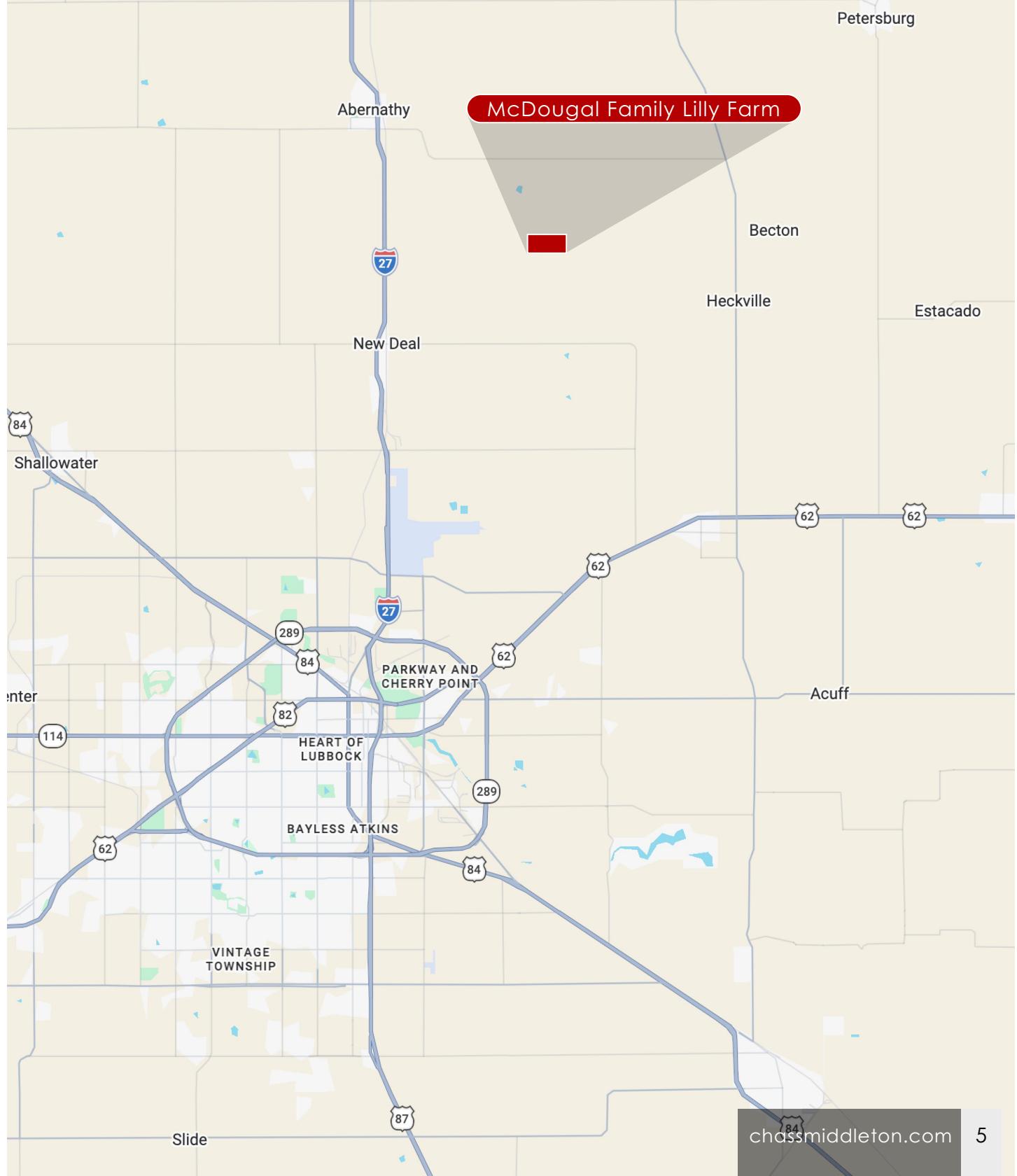
Brokers Remarks

This farm is in a good location on pavement northeast of New Deal, with residential development in this area of the county. In addition to CRP income, the drip irrigated portion of the farm can provide good returns to the operator or investor/landlord on a rental basis.

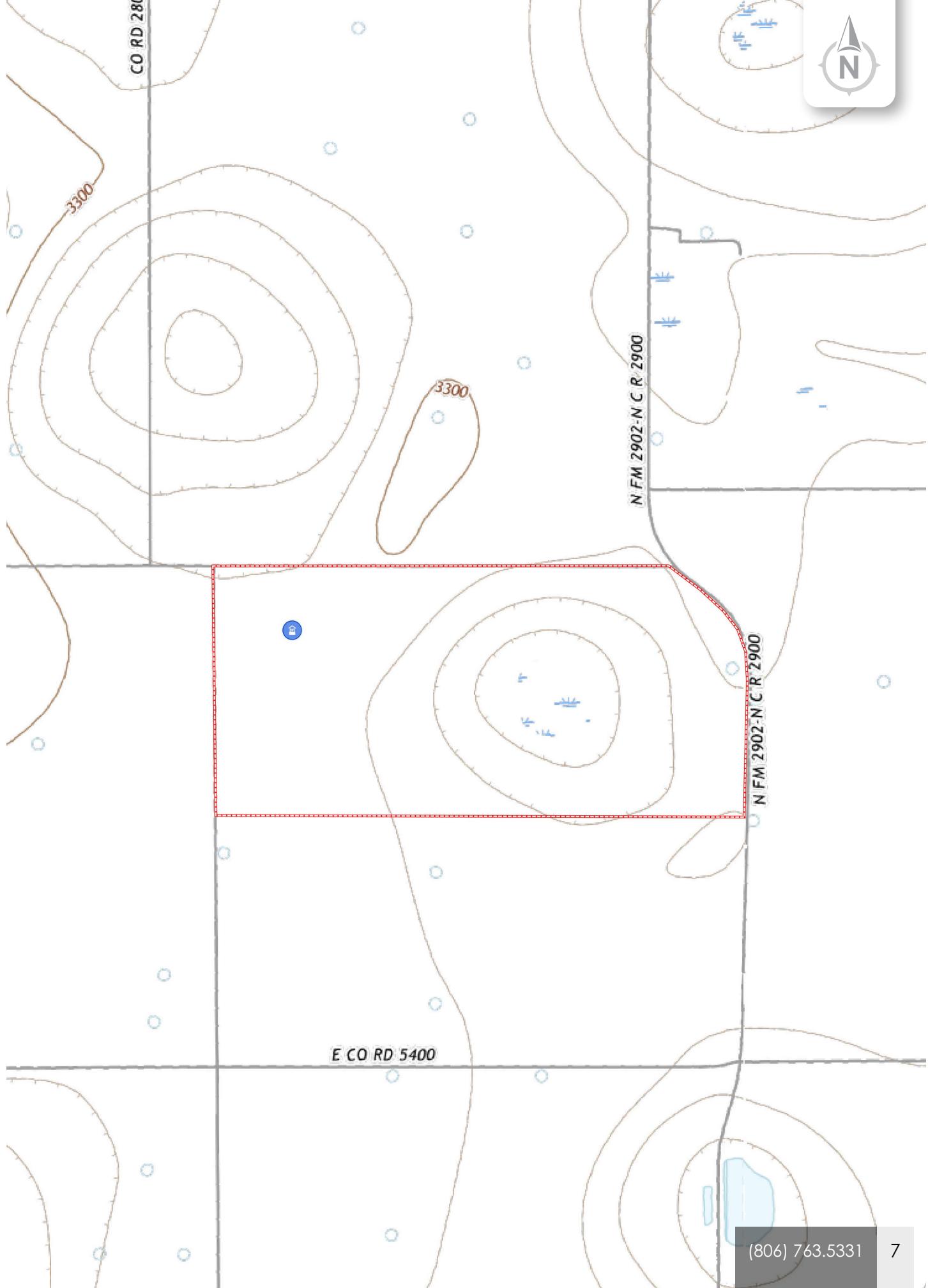


If you are in the market for an investment property in this area of the Texas South Plains, contact me. Clint Robinson (806) 786-3730









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