

LAND FOR SALE

1,903.18+/- Acres • Wheeler County, Texas

Price Reduced to \$2,000,000

Highlights:

- Large, contiguous tract
- Dryland farmland and rangeland perfect for grazing and recreation
- Excellent wildlife habitat



A-20145

Property Location: From Wheeler, Texas, go east two miles on Highway 152, then south on County Road 17 one and one-half miles. The property is on the east side of County Road 17.

For additional information, please contact:

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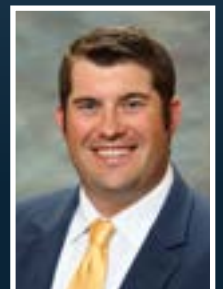
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Property Information

Legal Description: 1,903.18 acres out of Section 2, H&GN RR Co. Survey, Abstract 8375; Section 2, I RR Co. Survey, Abstract 8337; and Section 4, I RR Co. Survey, Abstract 8374, excluding an 18.52 acre tract in the NW corner of Section 4; all in Wheeler County, Texas.

Property Description: Approximately 1,903.18 acres of native pasture/rangeland and dryland cultivation. This property has been operated as a producing dryland cotton farm and cow-calf ranch. The diverse income potential of farming, livestock grazing, and hunting enterprises makes this a desirable property. The rangeland also offers great wildlife habitat for deer, turkeys, quail, and doves.

Farm Data:

Cropland	549.91 acres
Hayland	150.40 acres
Pasture	<u>1,202.87 acres</u>
Total	1,903.18 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	149.70 acres	20 bushels
Generic	259.40 acres	273 lbs/acre
Grain Sorghum	266.50 acres	31 bushels

2018 Taxes: \$3,902.00

Minerals: Seller will reserve all minerals owned by the Seller.

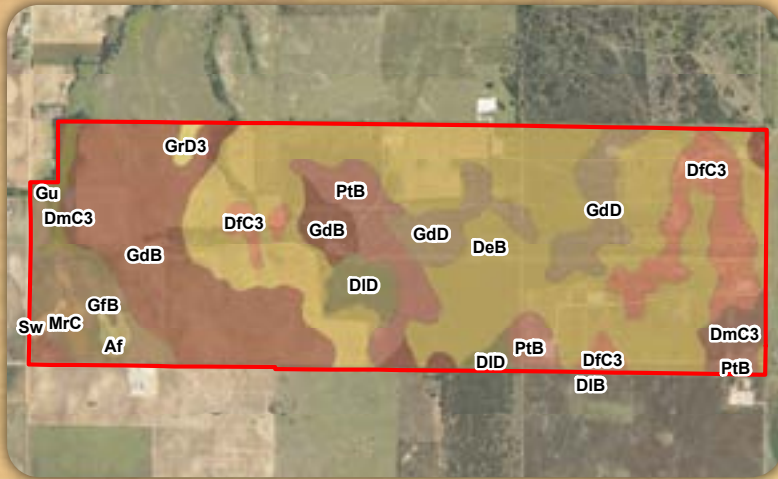
Price: \$2,000,000 or \$1,050/acre

Aerial Photo



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.

Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
DeB	Delwin fine sand, 0 to 3 percent slopes, moist	IIIe	832.7
GdB	Grandfield loamy sand, 0 to 3 percent slopes	IIIe	416.1
DfC3	Delwin soils, 2 to 5 percent slopes, severely eroded	VIe	159.3
PtB	Nobscot sand, 0 to 5 percent slopes	IVe	130.1
GdD	Grandfield loamy sand, 3 to 8 percent slopes	IVe	128.1
GfB	Grandfield fine sandy loam, 1 to 3 percent slopes	IIe	97.0
DID	Devol loamy sand, 3 to 8 percent slopes	IVe	48.6
DmC3	Devol soils, undulating, severely eroded	VIe	35.0
Gu	Guadalupe fine sandy loam, 0 to 2 percent slopes, occasionally flooded	IIIe	21.6
MrC	Mobeetie fine sandy loam, 1 to 5 percent slopes	IVe	14.8
Af	Altus fine sandy loam, dry, 0 to 1 percent slopes	IIe	11.5
GrD3	Grandfield soils, 3 to 8 percent slopes, severely erode d	VIe	8.2
Sw	Sweetwater soils	Vw	5.8
DIB	Devol loamy sand, 0 to 3 percent slopes	IIIe	1.4
TOTAL			1910.2



Topography Map



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Property Location Map

