Hopkins Farm

330.8± acres | $446,580 | Anton, Texas | Lamb County

Chas. S. Middleton
AND SON

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

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Hopkins Farm

We are proud to have obtained the exclusive listing on 330.8 acres of grassland/CRP located in the southeast corner of Lamb County.

Size

According to Lamb County Appraisal District, this property contains 330.8 acres, more or less.

Location • Access

The Hopkins Farm is located in the southeast corner of Lamb County, Texas, being approximately 3.5 miles north and approximately 2 miles east of Anton, Texas. This farm is also located approximately 17 miles northwest of Shallowater and approximately 12 miles east of Littlefield. Access is good, being by graded CR 322 on the north, graded CR 317 on the west and graded CR 332 on the south.

Legal Description

The West-half (W/2) of Section 38, Block 1, RM Thompson Survey, Abstract 2300, Lamb County, Texas, containing 330.8 acres, more or less.

General Description

The Hopkins Farm is currently in an excellent stand of mixed grasses, with 325.99 acres enrolled in the Conservation Reserve Program. This portion of the property is receiving an annual payment of $12,388 ($38/ac.), with the last payment being in September of 2030.

The terrain varies from nearly level to gently sloping. Slopes across this farm primarily range from 0-3%, with the majority soil type being Amarillo fine sandy loam 0-1% slopes. The elevation change across this entire farm is approximately 10 feet.

Improvements

There are no improvements on this tract; however, according to the High Plains Underground Water District, there are three (3) irrigation wells developed on the property that range in depth from 228 feet to 242 feet. At least one of these old wells is equipped with a pump but has no meter at this time. The condition of these wells is unknown.

Price

$446,580 • $1,350 per acre

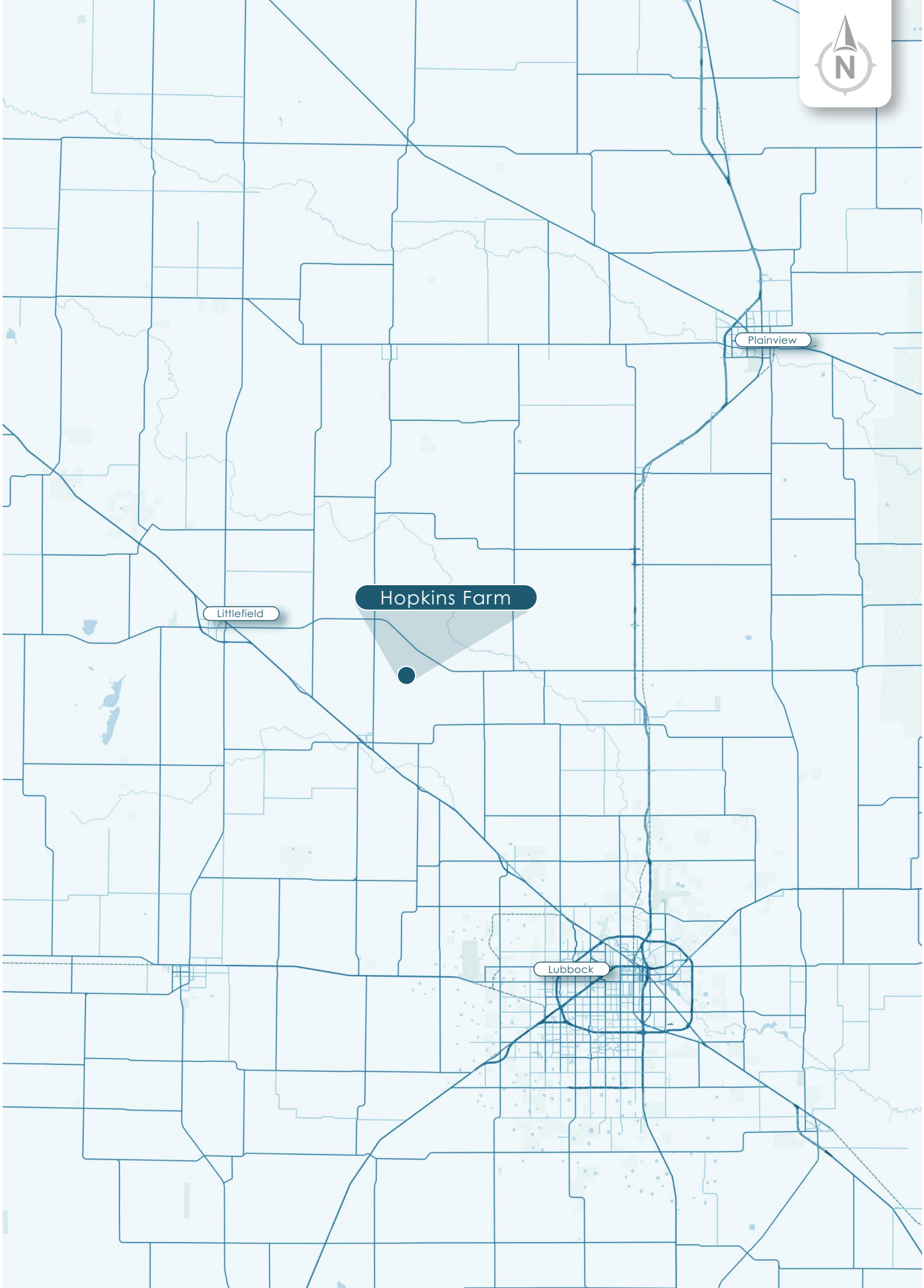
Taxes

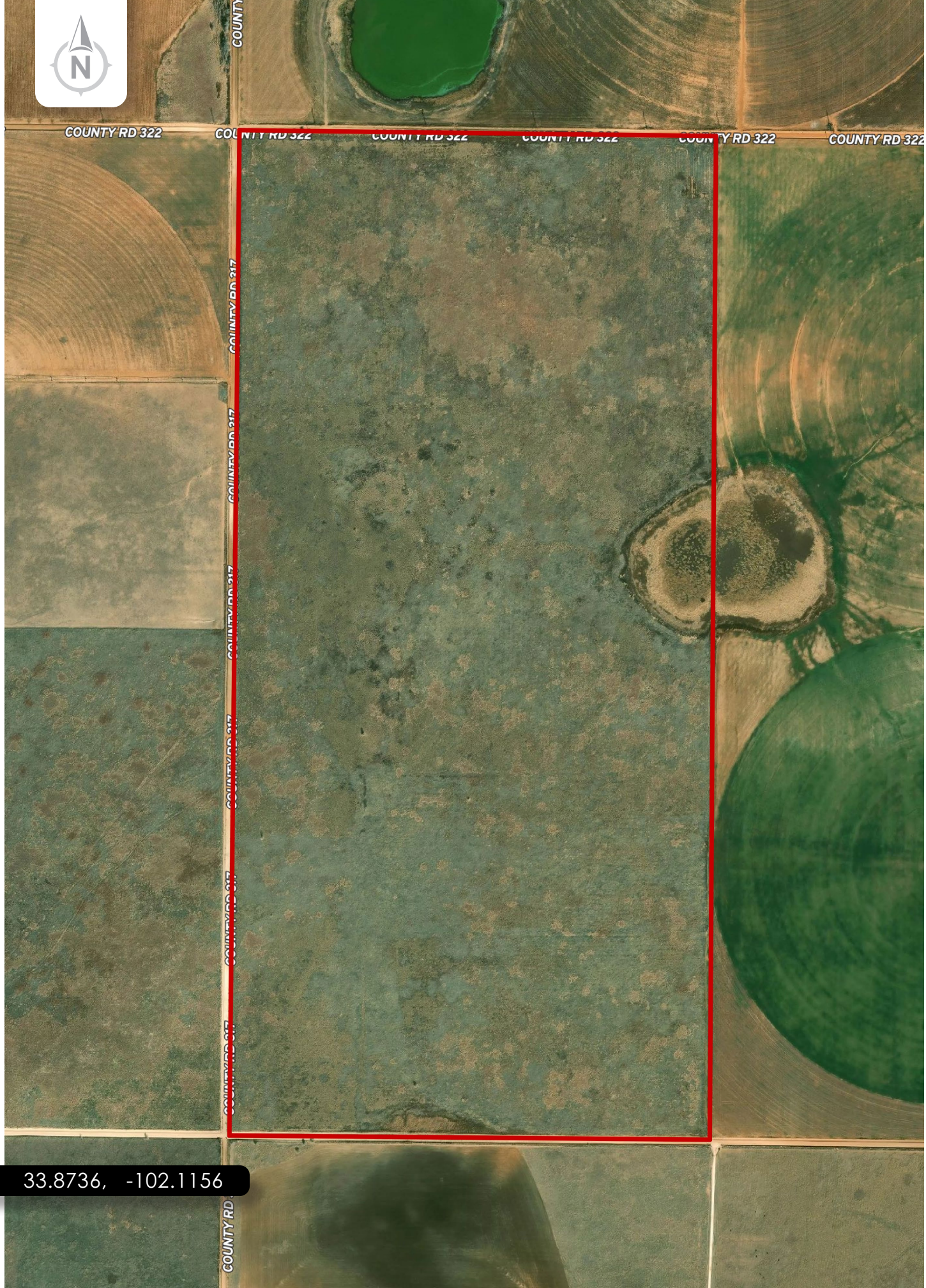
+/- $1,100

Minerals • Wind Energy

No minerals will convey. 100% of the wind will convey.

If you are in the market for productive income producing grassland, please call Rusty Lawson at (806) 778-2826 for additional information.


N
Plainview
Hopkins Farm
Littlefield
Lubbock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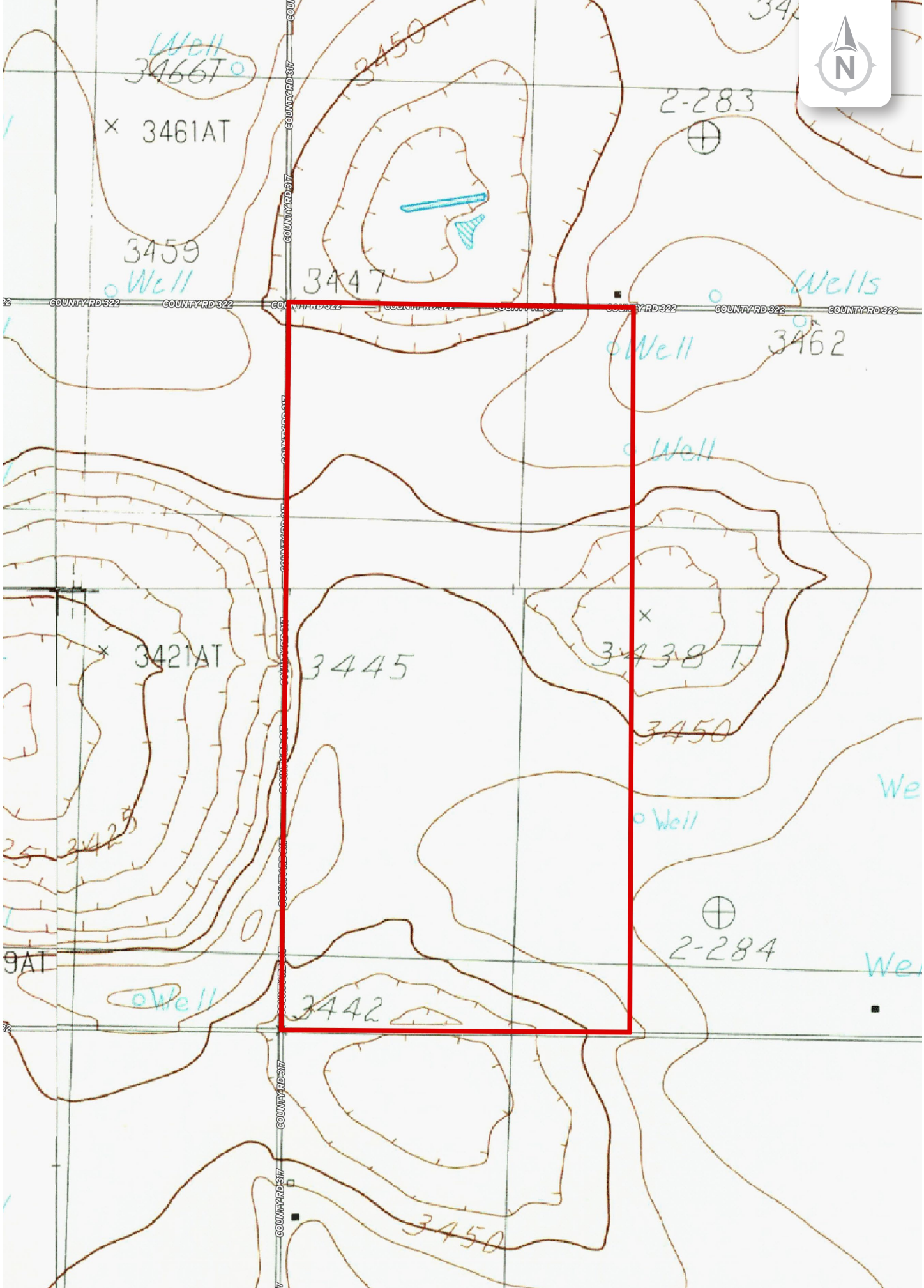
N
COUNTY RD 322
COUNTY RD 317
Well
3466T
3461AT
3459
3450
3447
2-283
Wells
3462
3421AT
3445
3438T
3425
2-284
3442

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