

Cone Elevator at Amherst

135.45± acres | \$390,000 | Amherst, Texas | Lamb County

Office • House • Shop



Chas. S. Middleton
— AND SON —

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Est. 1920

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Cone Elevator at Amherst

The Cone Elevator property in Amherst, Texas, combines substantial agricultural improvements, rail frontage, and approximately 116 acres of dryland farmland. Encompassing 135.45± total acres, the property offers a versatile opportunity for agricultural operators, commodity storage users, or buyers seeking a headquarters for a farm-related business.

The facility includes a 50-foot scale, a 25' × 30' office, a 25' × 50' shop building, and a 50' × 200' enclosed storage building. Eight grain elevators and two 40' × 200' metal Quonset buildings provide additional storage infrastructure. A stack lot offers outdoor space for agricultural materials and supplies.

A small frame home containing approximately 1,250 square feet, along with a garage, complements the agricultural facilities and offers potential use as an owner, manager, or employee residence.

Several dairies are located nearby, positioning the property within an established agricultural area and creating potential opportunities for feed and commodity storage, handling, and related services. Rail frontage is an additional feature for buyers to evaluate for their transportation needs.

With extensive enclosed storage, grain facilities, supporting buildings, and dryland acreage, the Cone Elevator property offers a combination of improvements and land suited to a variety of agricultural uses.

This property is currently in operation, grain elevators are in use, scale is calibrated, making this a ready to operate opportunity.





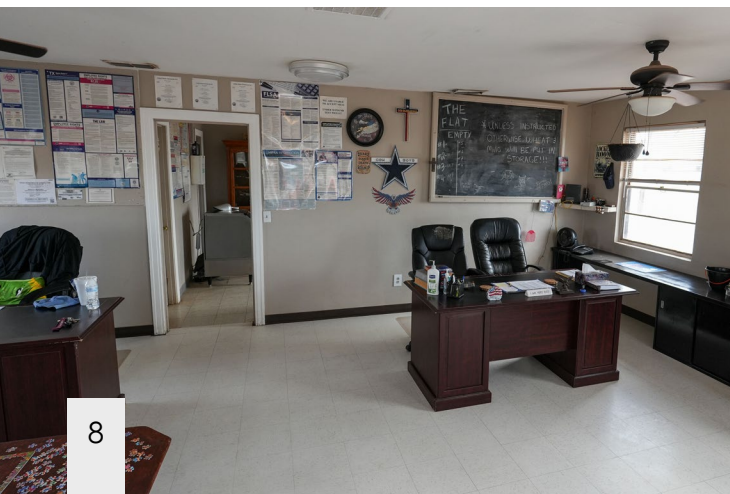


Location

Due south of Amherst in southwest Lamb County. This property has frontage along paved FM 37, rail frontage and frontage along major US Highway 84.











Price

The property is realistically offered for sale at \$390,000.

Broker Comments

All acreages, square footages, and building dimensions are approximate and should be independently verified. Rail service availability and the operating condition of grain handling equipment should be confirmed by the buyer.

For additional information or to schedule a private inspection, please contact Charlie Middleton.







Amherst

Cone Elevator

Littlefield

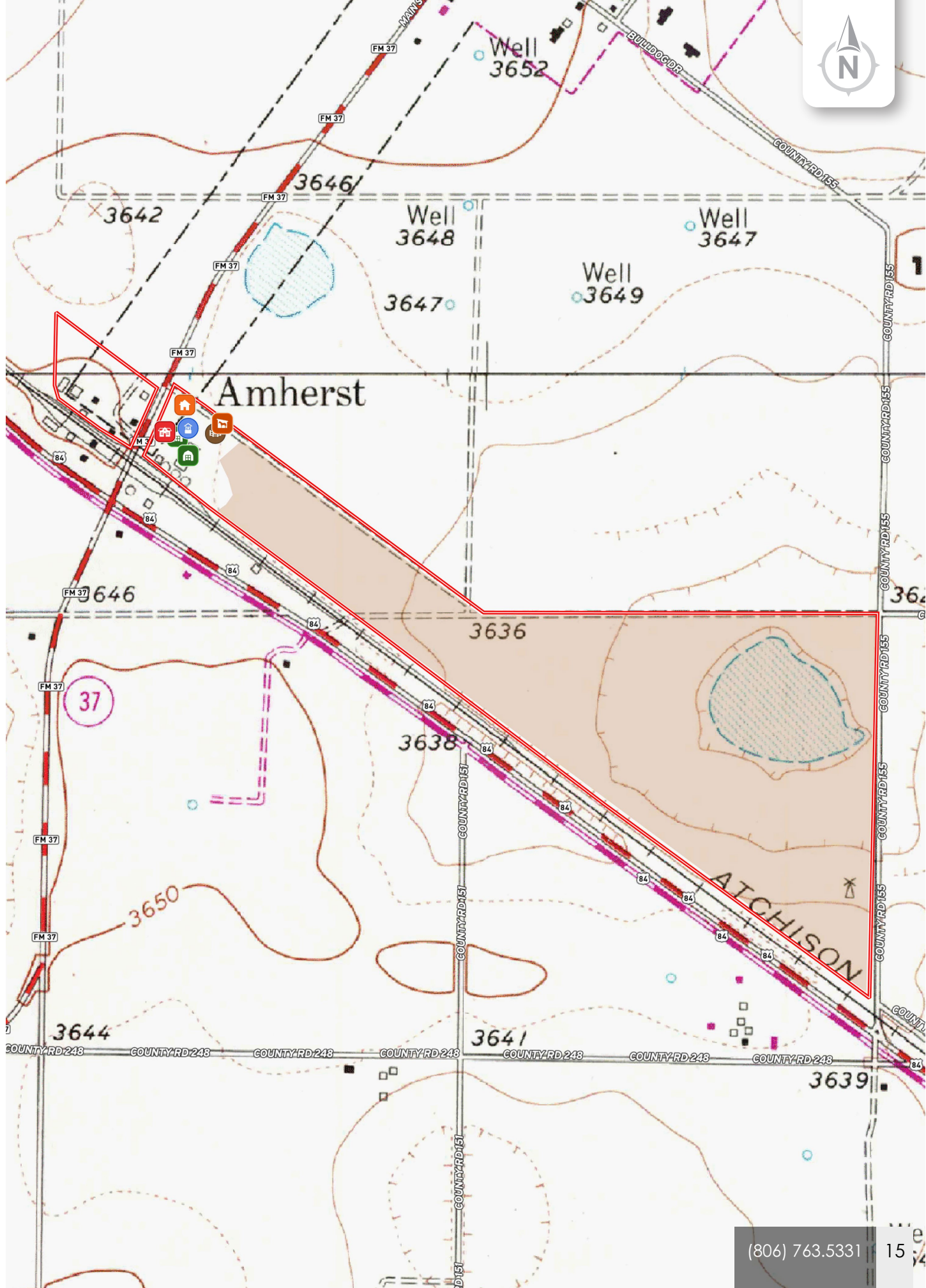
Plainview

Levelland

Lubbock



33.9988, -102.4238



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