

MAULDIN FARM 520

519.98± Acres | \$649,975 | Olton, Texas | Hale County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

MAULDIN FARM 520

We are honored to have obtained an exclusive listing on 520 ± acres located in the northwestern portion of Hale County, being approximately 5.5 miles southeast of Olton. Access is good being by graded CR 120 on the south, CR 110 on the north, CR B on the west and CR C on the east.

DESCRIPTION

This farm is a combination of irrigated

and dryland farmland, currently in a good state of cultivation. The terrain varies from nearly level to gently sloping, with approximately 73% of the farm having slopes that range from only 0-1%. Soils are productive, being primarily Oltom Loam and Pullman Clay Loam.

Two center pivot irrigation systems are utilized to irrigate approximately 250 total acres. One of the pivots is a mid

1990's Valley and the other is a mid 1980's Zimmatic. Both were reported to be in good working condition. Water is provided by five (5) irrigation wells equipped with 2 electric turbine pumps and 3 electric submersible pumps. An additional well is located on the property that has no pump at this time.

CONTINUED ON PG 8













The property is currently farmed in corn and cotton, with approximately 125 acres of each. The seller/tenant will retain the current crop.

This farm is improved by a nice three bedroom home containing two baths. This home is currently rented. Near the home is a large quonset barn used to store equipment. This barn is approximately 40'x100'.

PRICE

\$1,250 per acre

MINERALS/WIND

Seller will retain any owned minerals and will convey all wind energy royalty rights.

TAXES

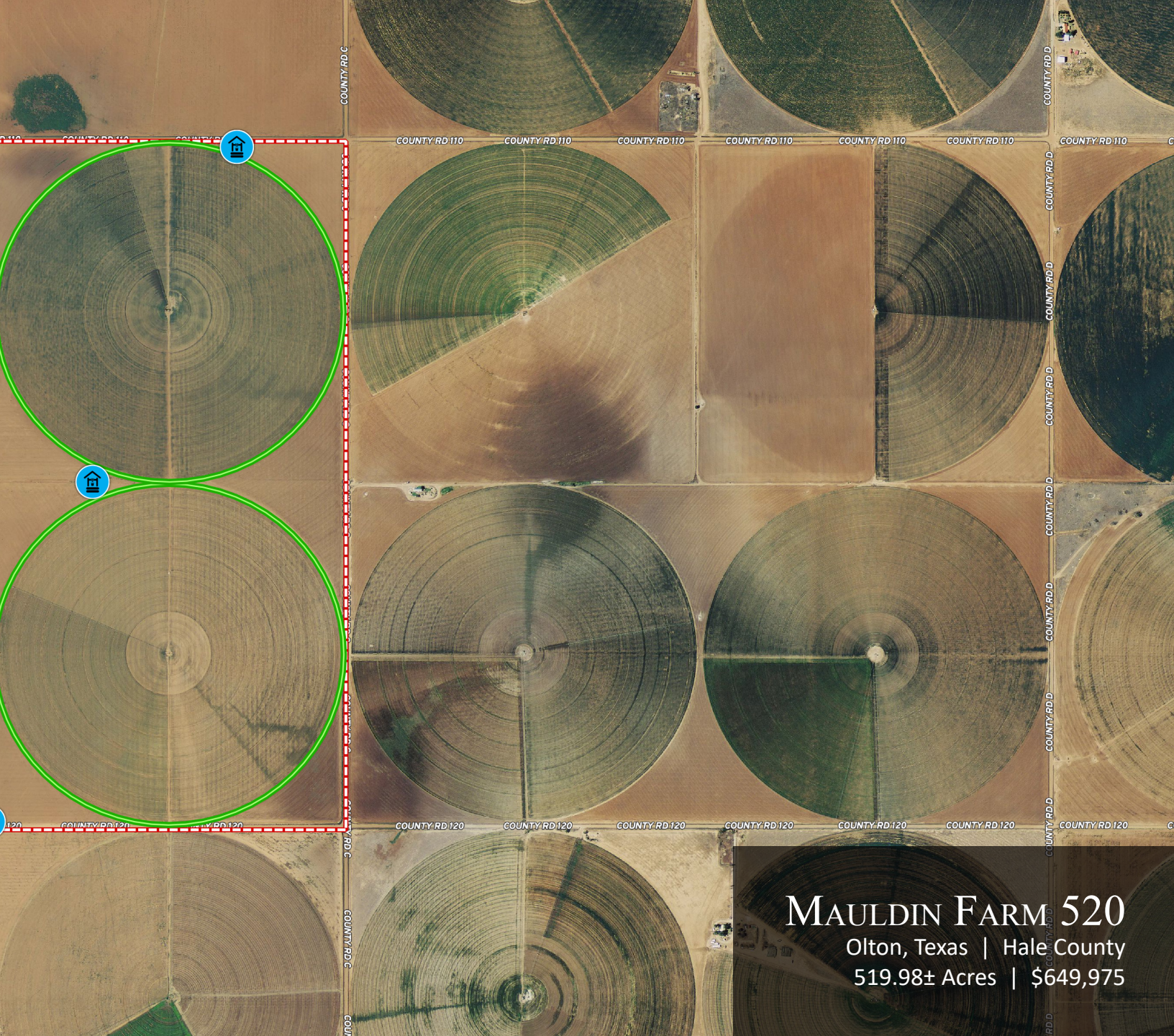
\$4,000 ± per year

REMARKS

The Mauldin Farm is a good combination irrigated/dryland farm located in a productive farming community.







COUNTY RD C

COUNTY RD D

COUNTY RD 110

COUNTY RD D

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COUNTY RD C

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3577

3550

3560

3571

3539

Well
3553

3540

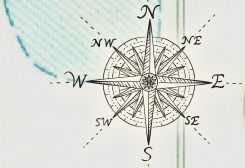
3555

3560

3555

PIPELINE

IB CO
LE CO



Topographic Map



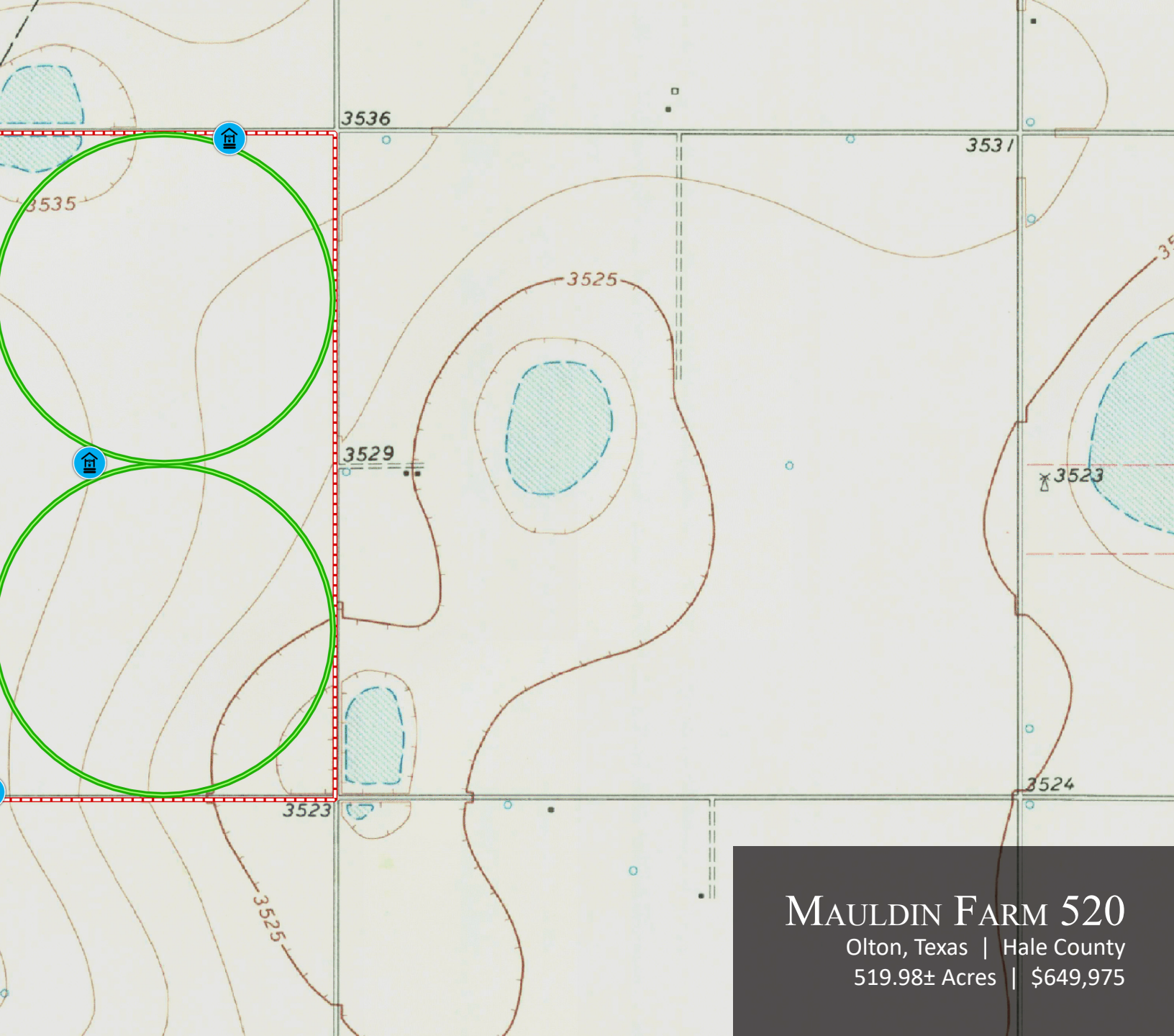
Well



Boundary



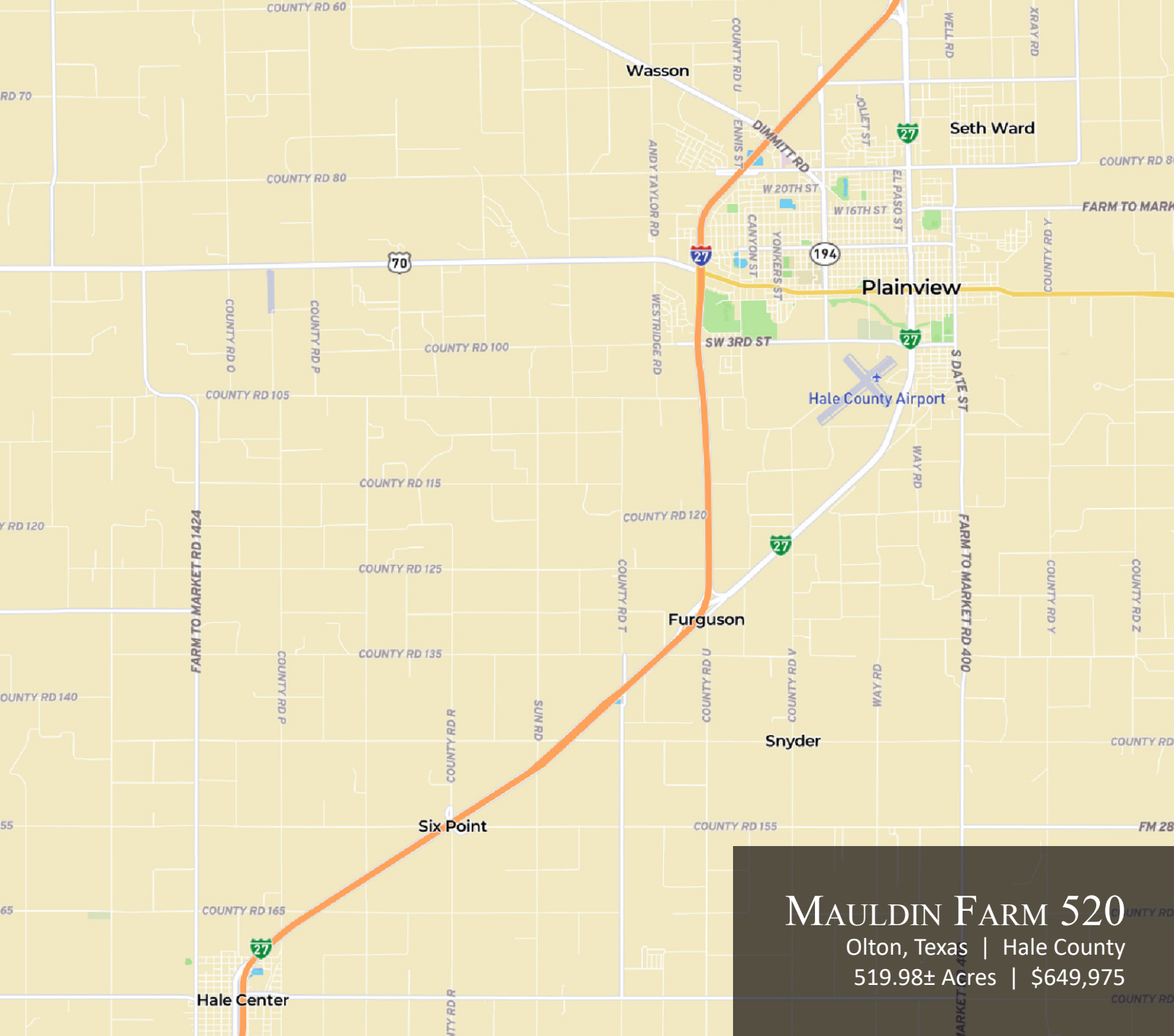
Pivot



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RUSTY LAWSON

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Certified Appraiser

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— AND SON LLC —

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.