

# HURLBUT FARM

## CROSBY COUNTY, TEXAS

### 726.65 ACRES, MORE OR LESS



**Location/Access:** The Hurlbut Farm is located in the northeast-quadrant of Crosby County, being approximately 6.5 miles north and 3.5 miles east of Crosbyton, Texas. Access is excellent, being by graded CR 225 on the east, graded CR 126 on the north, graded CR 221 on the west and graded CR 132 on the south.

**Legal Description:** 86.65 acres out of the Southwest-part of Survey 8, Block 11, V.A. Leonard, Abstract 1211, and all of Survey 7, M. E. & P. Railroad, Abstract 285, Crosby County, Texas, containing a total of 726.65 acres, more or less.



**General Description:** The Hurlbut Farm is a quality dryland farm located on the East Plains of Texas. This entire property is operated as dry cropland, with approximately 51 acres remaining in native pasture. The terrain varies from nearly level to very gently sloping. The soil quality is good, with the primary soil being Pullman clay loam, 0-1% slopes.

A large wind farm is located within a couple of miles of this property; however, the Hurlbut Farm is not under a wind lease at this time. One-half (50%) of the wind royalty rights will be conveyed.



**Improvements:** The only improvement located on this property is one (1) livestock well located in the southeast portion of the farm.

**Farm Service Agency's Base Acres and Yields: Farm 479, Tract 3080**

<u>Crop Name</u>	<u>Base Acres</u>	<u>CTAP Tran Yield</u>	<u>PLC Yield</u>
Wheat	37.3 acres	0	19 bu.
Generic	548.8 acres	275 lbs.	0

**Price:** \$1,000 per acre (Seller will retain all minerals owned)

**Remarks:** The Hurlbut Farm is located in a productive farming area where farmland is rarely offered for sale. The property is currently leased for the 2018 crop year on a 25/75 crop-share lease. For additional information on this offering, please contact [Rusty Lawson](#).



**OFFERED EXCLUSIVELY BY:**

*Chas. S. Middleton and Son*

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