

# PITTS FARM

## LYNN COUNTY, TEXAS

### 698 ACRES, MORE OR LESS



**Location/Access:** The Pitts Farm is located in the southwest-quadrant of Lynn County, being approximately 10 miles west of Tahoka, Texas. Access is good, being by graded CR 28 which adjoins the south side of the property.

**Legal Description:** 698 acres, more or less, out of Sections 6 and 7, Block C-40, Public School Land, Abstracts 945, 1129, 1150 and 1337, Lynn County, Texas.



**General Description:** 693.8 acres of the Pitts Farm are currently enrolled in the Conservation Reserve Program (CRP). This land is receiving an annual payment of \$22,882, with the last payment for this current contract being in 2020. The entire property is currently in a good stand of mixed grasses.

The terrain varies from nearly level to gently sloping. The soils are a combination of Amarillo loamy fine sand and Amarillo fine sandy loam.



**Hunting:** This property offers great deer and quail hunting opportunities. Both whitetail and mule deer are frequently seen on this place and in the general area.

**Improvements:** There are no improvements located on this property.

**Price:** \$800 per acre, surface only (no minerals).

**Taxes:** The 2017 were approximately \$1,956.

**Remarks:** The Pitts Farm is an income producing property, with the added benefit of deer and quail hunting. If you are in the market for an income/hunting property located within 30 miles of Lubbock, this offering should fit your needs. For additional information, please contact [Rusty Lawson](#).



**OFFERED EXCLUSIVELY BY:**

*Chas. S. Middleton and Son*

**Farm-Ranch Sales & Appraisals**

**1507 13<sup>th</sup> Street**

**Lubbock, Texas 79401**

**Phone: (806) 763-5331**

**Mobile: (806) 778-2826**

*email* – [rusty@csmanson.com](mailto:rusty@csmanson.com)

*website* – [www.chasmiddleton.com](http://www.chasmiddleton.com)