

WALKER FARM

BAILEY COUNTY, TEXAS

320 ACRES, MORE OR LESS



Location/Access: The Walker Farm is located in the southwest-quadrant of Bailey County, being approximately 3.5 miles south and 3 miles west of Stegall, Texas. Access is good, being by graded CR 21 on the east, graded CR 1254 on the south and graded CR 11 on the west.

Legal Description: The South-half (S/2) of Section 71, Block B, MB&B Survey, Bailey County, Texas, containing 320 acres, more or less.



General Description: According to the Bailey County FSA Office, this property has 312.1 acres currently enrolled in the Conservation Reserve Program. This land is receiving an annual payment of \$11,938, or \$38.25/ac., with the last payment being in September of 2022.



Improvements: There are no improvements located on this property.

Price: \$625 per acre, with one-half of the minerals owned being conveyed.

Taxes: The 2018 taxes are approximately \$888.

Remarks: The terrain of the Walker Farm is basically level. This entire farm is in a good stand of mixed grasses. The soil quality is good, with the primary soils being Arvana fine sandy loam, 0-1% slopes. At the asking price of \$625 per acre, the Walker Farm will generate a gross return on investment of 5.97%. For additional information, please contact [Rusty Lawson](#).



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

Farm-Ranch Sales & Appraisals

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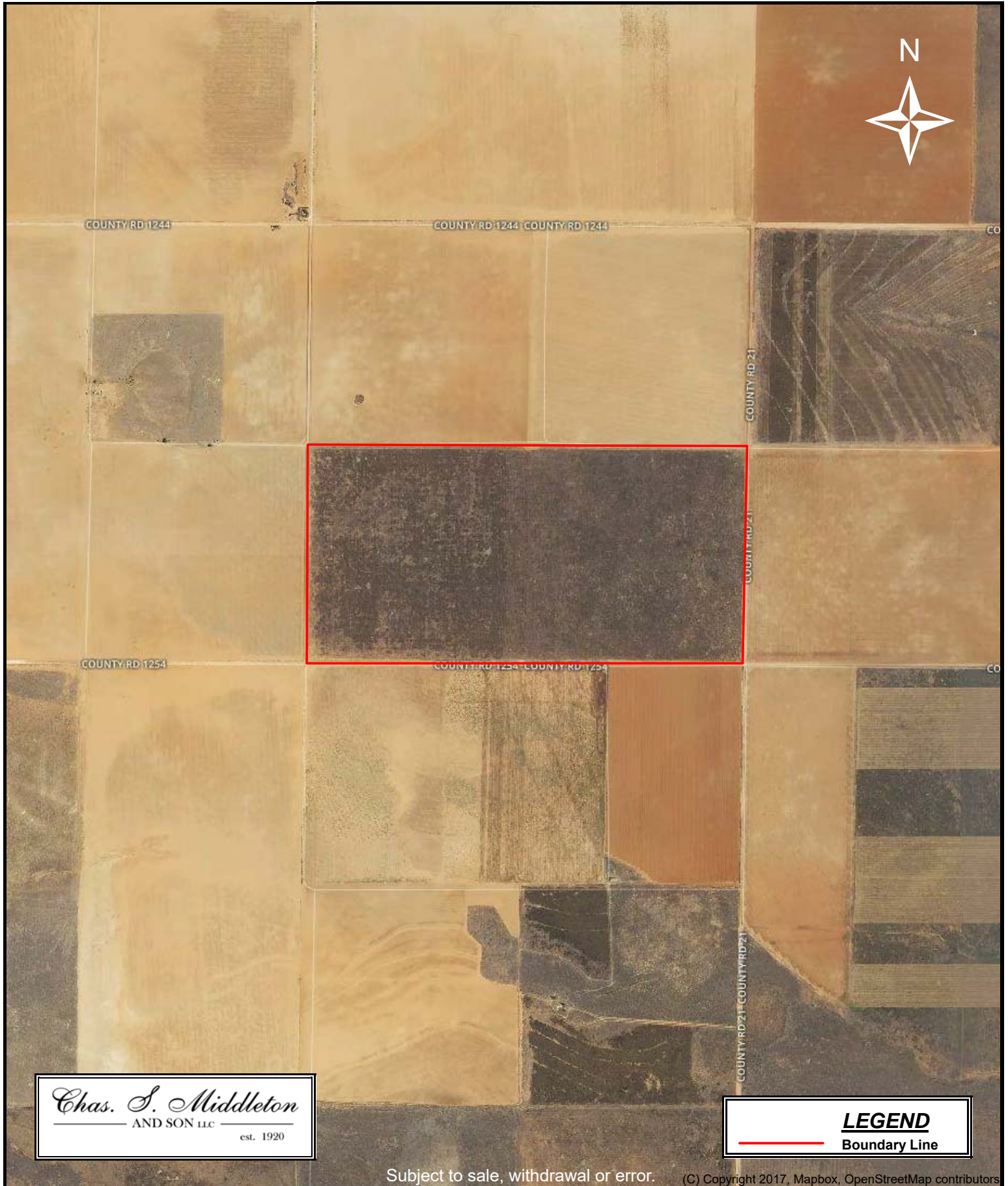
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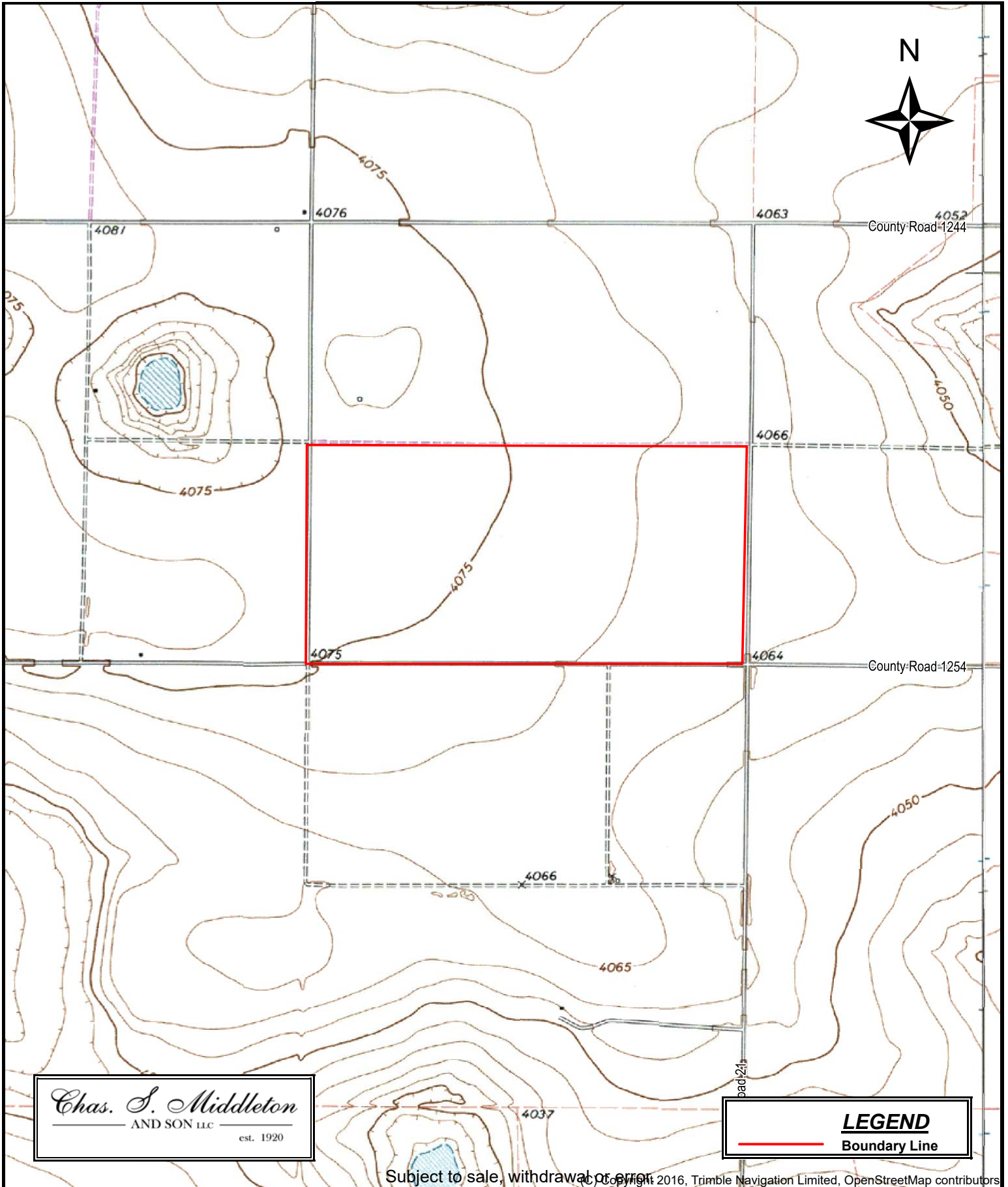
LEGEND
— Boundary Line

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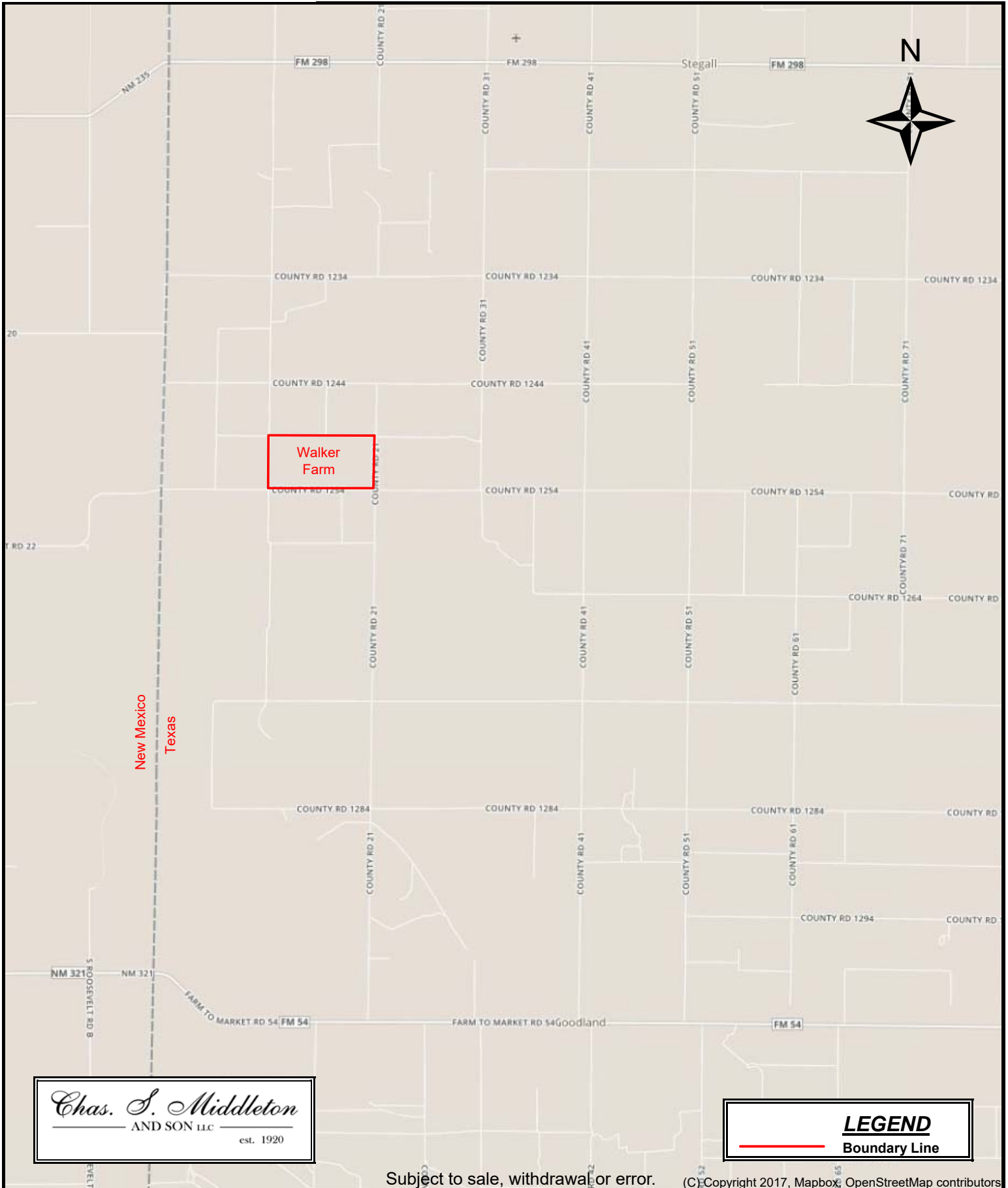
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