Tidwell North Farm

158.5± Acres | $142,650 | Spade, Texas | Lamb County

Chas. S. Middleton
AND SON
FARM - RANCH SALES AND APPRAISALS
est. 1920

Tidwell North Farm

This farm is a combination of cultivated farmland and improved grass.

LOCATION & ACCESS

We are proud to have obtained an exclusive listing on 158.5 acres, more or less, located in the southeast-quadrant of Lamb County, being approximately 4 miles north of the small community of Spade, Texas. Access is excellent being by paved FM 168 on the west and graded CR 252 on the south.

LEGAL DESCRIPTION

The Southwest-quarter (SW/4) of Section 42, Block T, TA Thomson Survey, Lamb County, Texas.

DESCRIPTION

The Tidwell North Farm is a combination of cultivated farmland and improved grass. Approximately 93 acres are currently in cultivation

CONTINUED ON PG 4

and are operated on a dryland basis. The remaining 65 acres, more or less, are in improved grass. This grass area has been fenced with steel t-post and barbed wire fencing. All the fencing appeared to be in good condition. The terrain of this property is basically level, with slopes ranging from 0-1%.

FARM SERVICE AGENCY'S BASE ACRES AND YIELDS

Farm 5201, Tract 2112

Crop	Base Acres	PLC Yield
Wheat	22.5	14
Grain Sorghum	28.6	34
Seed Cotton	71.2	955

IMPROVEMENTS

One irrigation well and one domestic well are located on the property.

MINERALS/WIND

No minerals available. All wind rights will convey.

TAXES

+/-$850/year

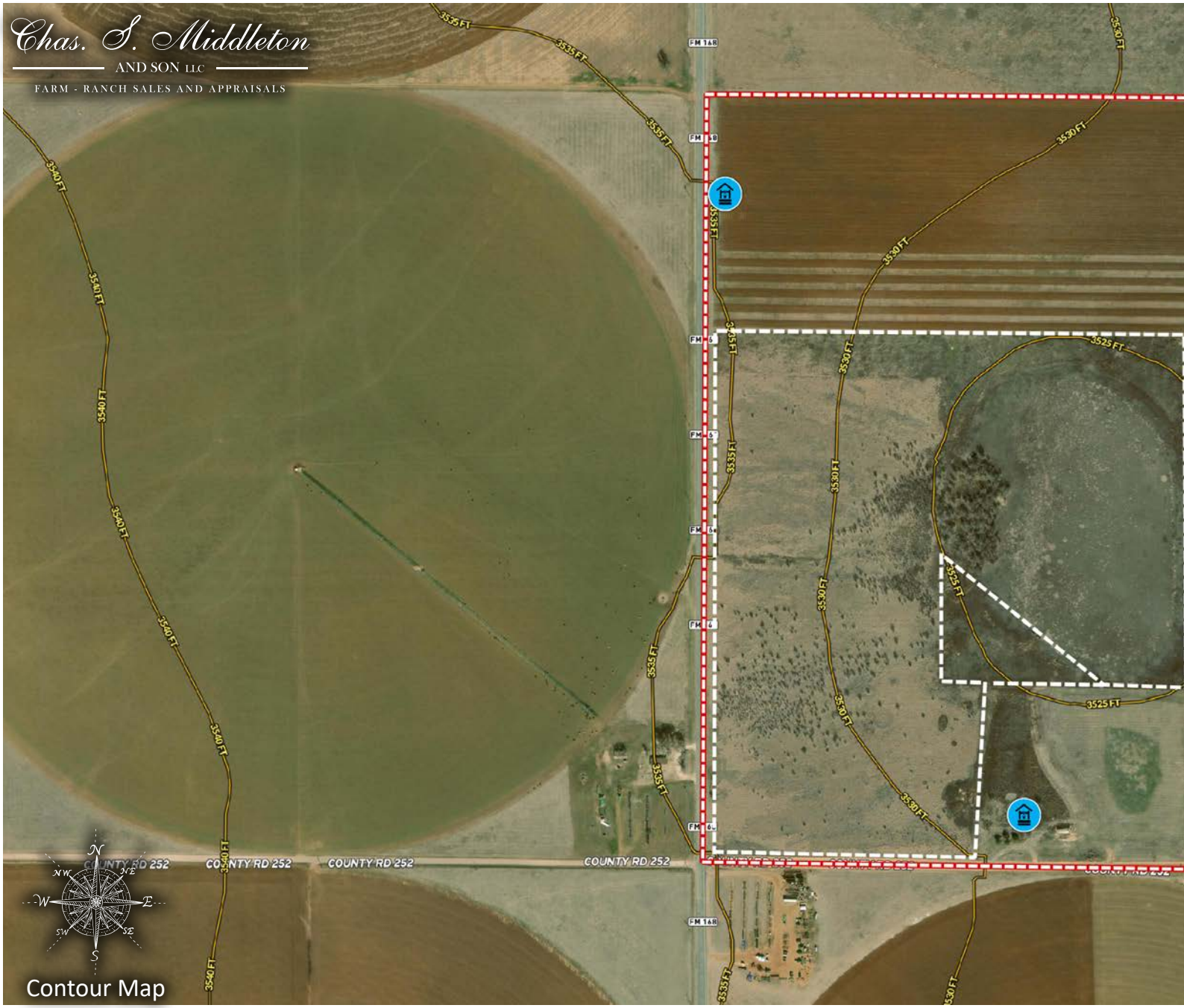
PRICE

$900/acre

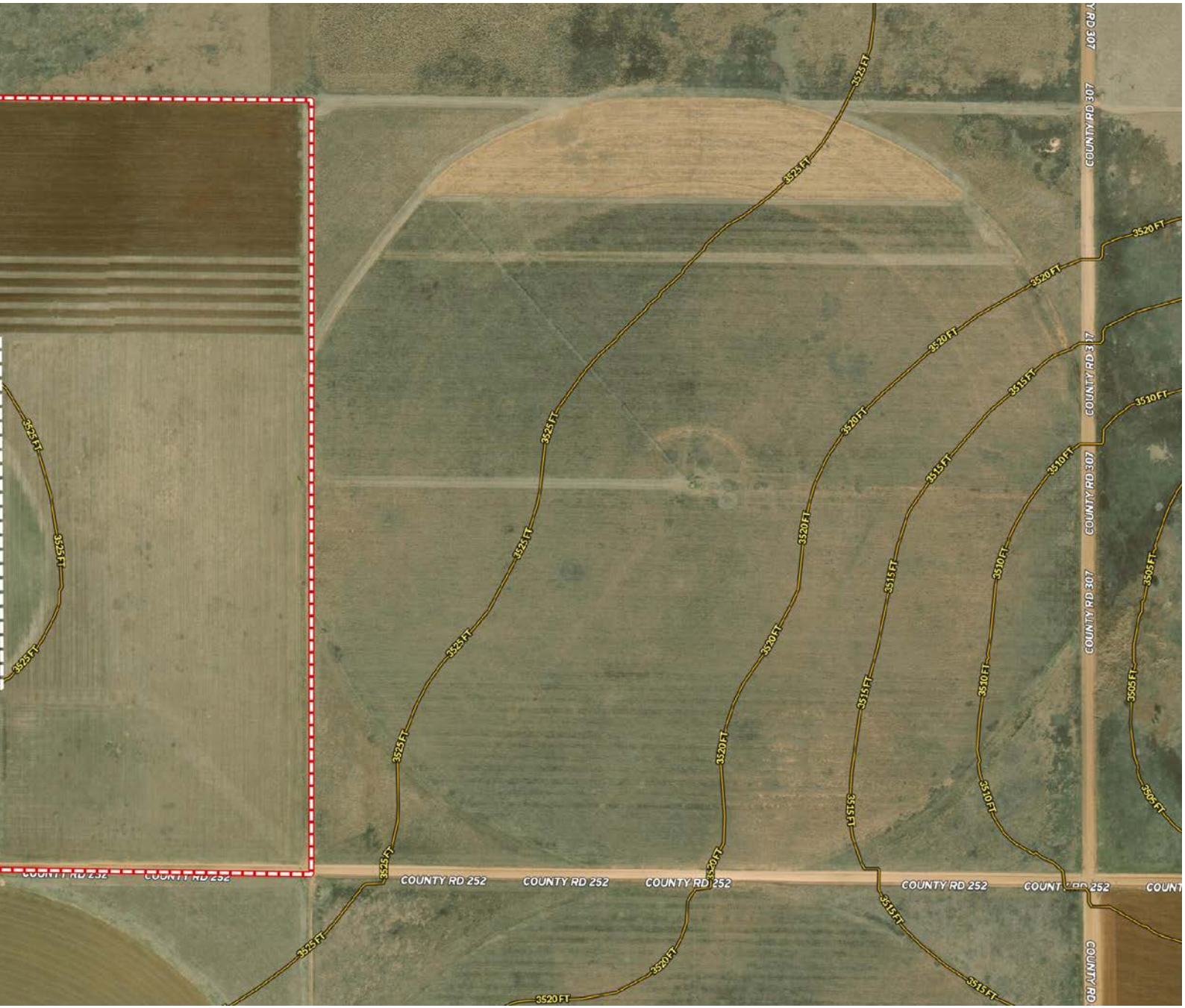
REMARKS

The Tidwell North Farm is a unique tract of land that can be used for either a livestock operation or a combination of livestock and cotton farming. The property is currently in a good state of cultivation with the grass turf in the fenced area being excellent. The property is currently leased for the 2020 crop year. For additional information, please call Rusty Lawson for more details.

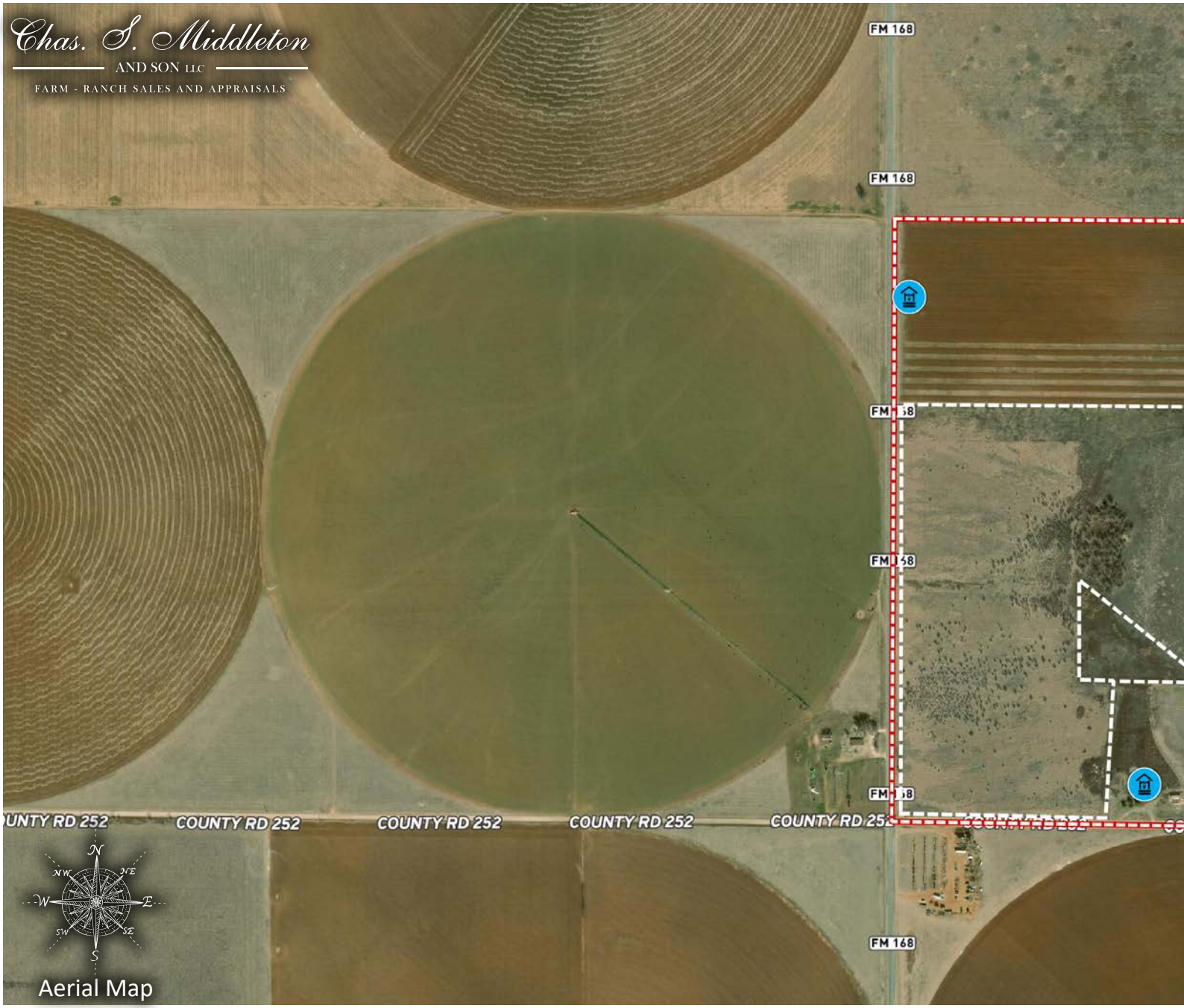
Chas. S. Middleton
AND SON LLC
FARM - RANCH SALES AND APPRAISALS



Contour Map


COUNTY RD 307
COUNTY RD 252
3525 FT
3520 FT
3515 FT
3510 FT
3505 FT

Chas. S. Middleton
AND SON LLC
FARM - RANCH SALES AND APPRAISALS



Aerial Map

COUNTY RD 307
COUNTY RD 307
COUNTY RD 307
COUNTY RD 252
COUNTY RD 252
COUNTY RD 252
COUNTY RD 252

RUSTY LAWSON
Associate Broker
Certified Appraiser
m 806.778.2826
rusty@csmandson.com

Chas. S. Middleton

AND SON LLC

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,

CHASSMIDDLETON.COM

Listing subject to sale, withdrawal, or error.