



Clift Land Brokers

Baylor Co TX 2,246 Acres





Price: \$3,500,000.00
Total Acres: 2246
Dryland Acres: 904
Grass Acres: 1336
Mineral Rights: None

West of Seymour, TX approximately 11 miles, and bordering the historic Waggoner Ranch in Baylor Co., sits this 2,246 +/- acre property. This place has great potential as a stocker farm or cow/calf operation. The cultivated farmland is highly productive, and can provide the wheat pasture you need to supplement the 1,336 acres of native grassland. There are several grain bins on the farm, providing 22,500 bushels of grain storage.

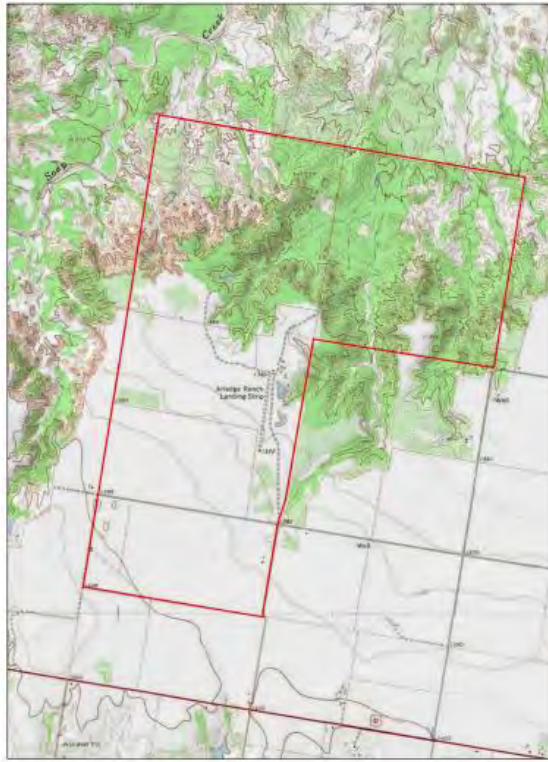
There is a well-organized cattle processing area with livestock handling pens, a hydraulic chute, self-feeders, and several small traps. Water is provided by four wells (two domestic submersible wells and two solar wells) and a Baylor County Water District tap. 7,000 feet of water lines connect the water supply with drinking tubs in each pasture and field.

The rugged pastureland with wet weather creeks and ponds provides great wildlife habitat. Deer and other wildlife are abundant. With the north side of the grassland bordering the Waggoner Ranch, there should be less competition from neighboring hunters, making this a good hunting property.



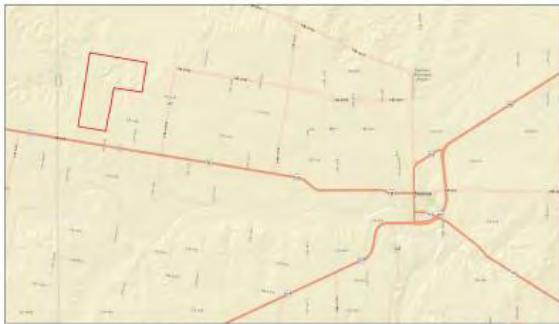
2246 Acres Baylor County, TX

0 700 1,400 2,800 4,200 5,600 Feet



2246 Acres Baylor County, TX

0 700 1,400 2,800 4,200 5,600 Feet



2246 Acres Baylor County, TX



Listing Agent



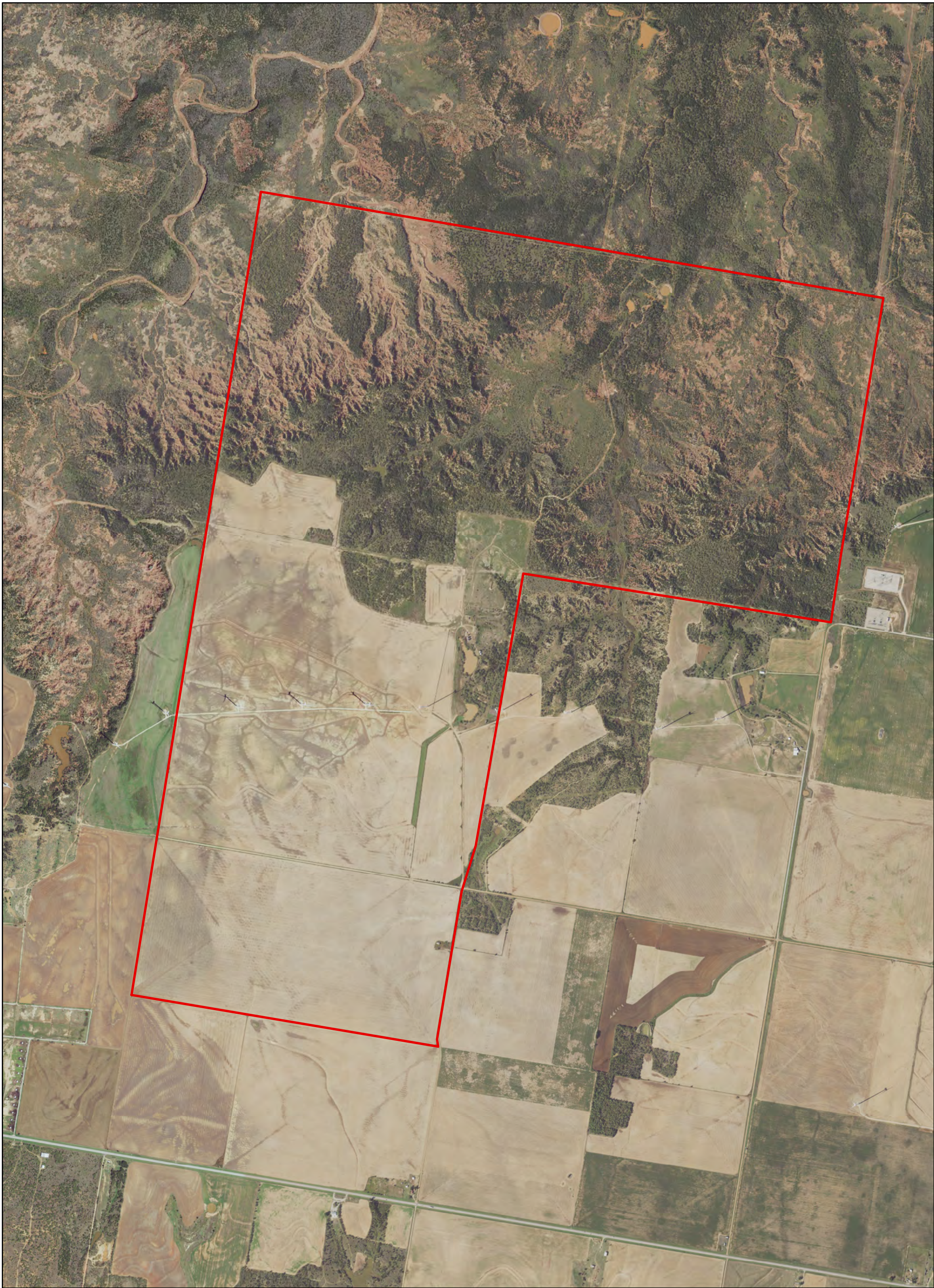
Brady Cowan

(<http://www.cliftlandbrokers.com/agent/brady-cowan/>)

Email

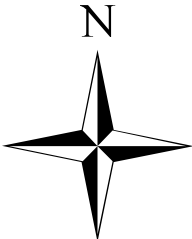
(<mailto:Brady@CliftLandBrokers.com>)

940-733-9608

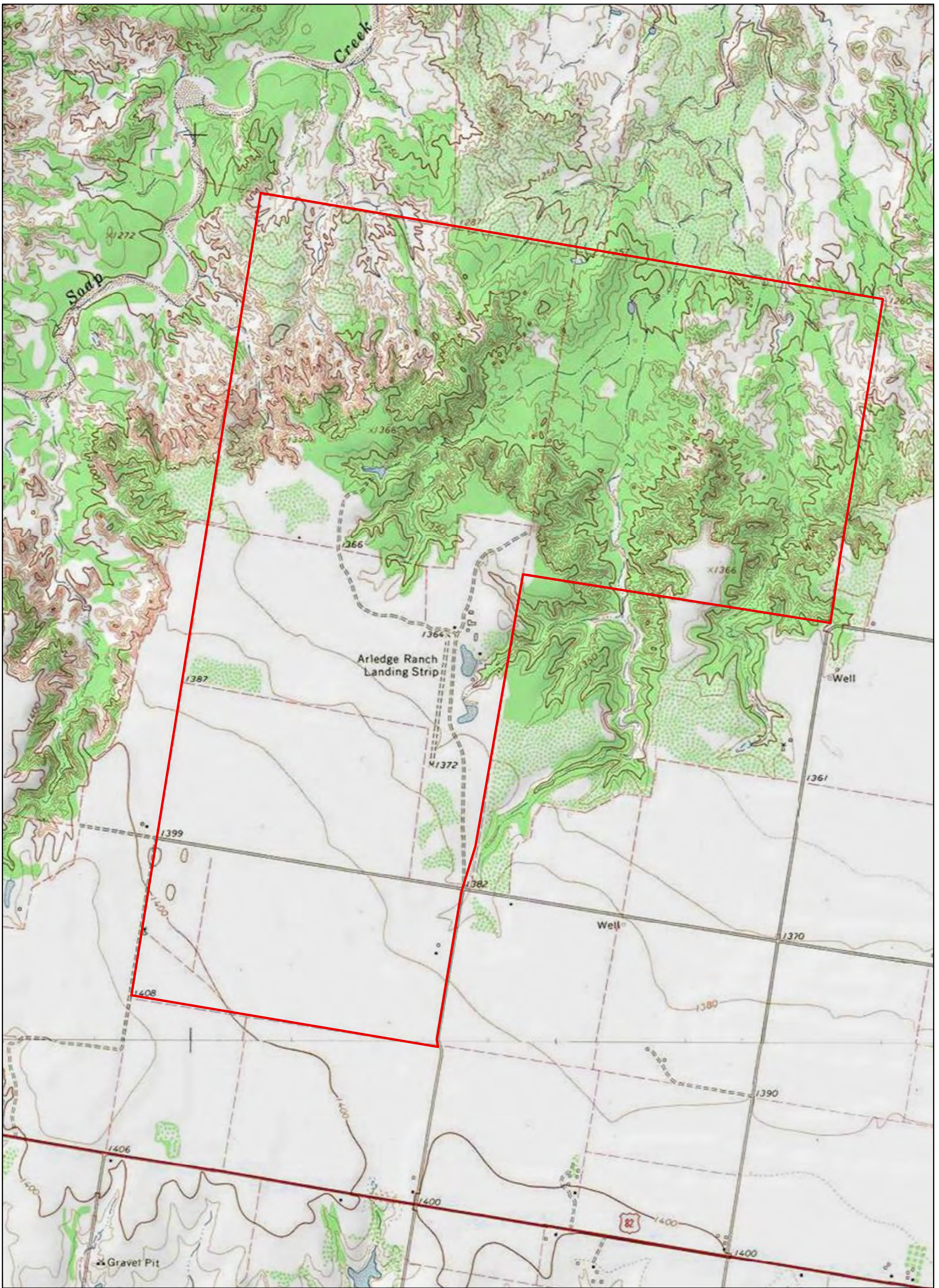


2246 Acres Baylor County, TX

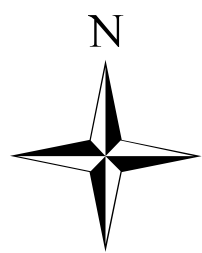
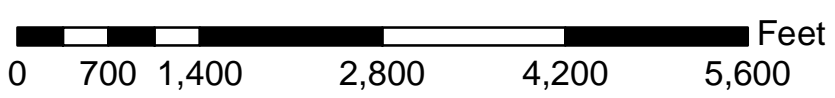
0 700 1,400 2,800 4,200 5,600 Feet



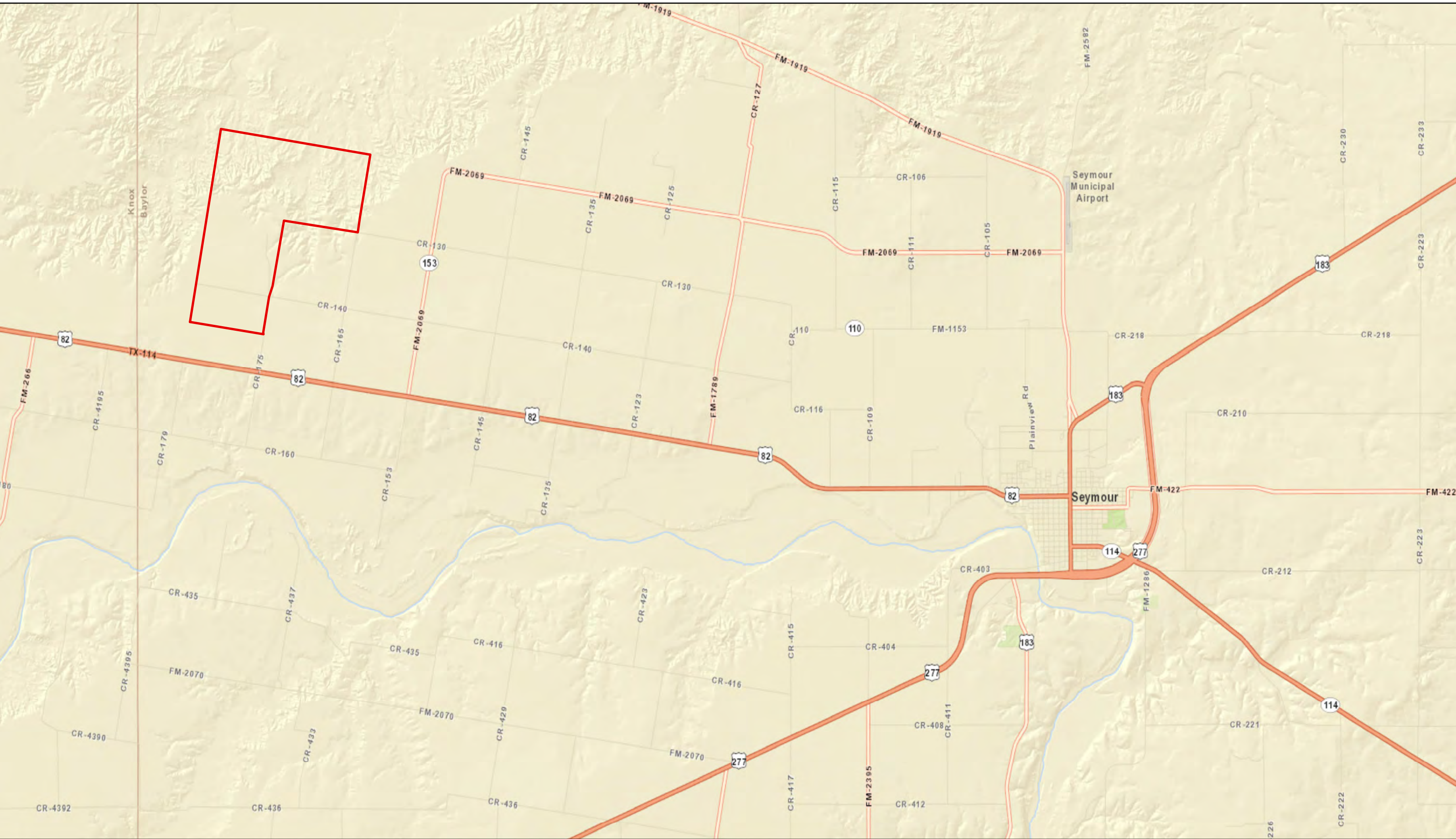
Clift Land Brokers



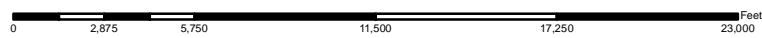
2246 Acres Baylor County, TX

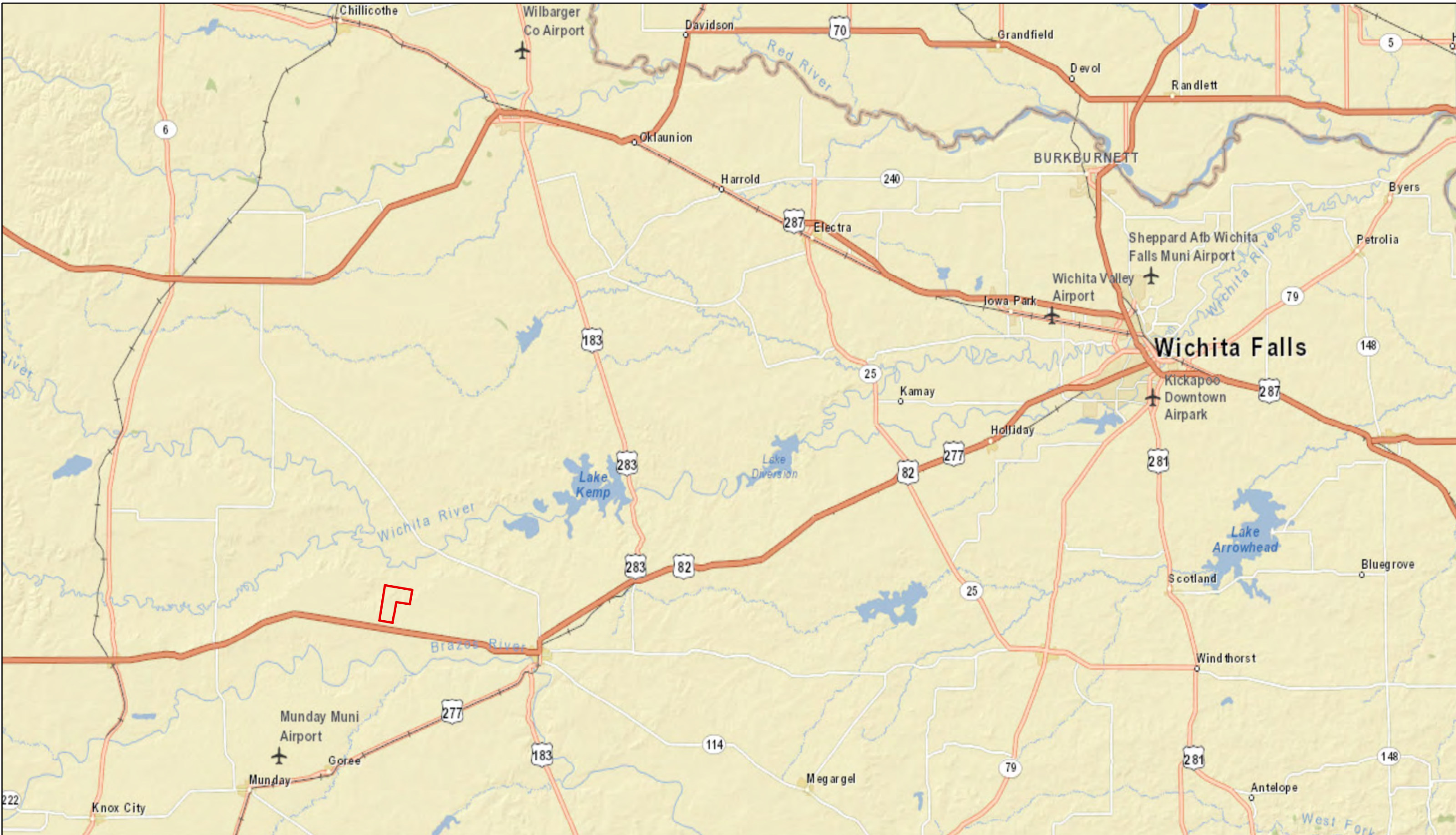


Clift Land Brokers



2246 Acres Baylor County, TX





2246 Acres Baylor County, TX

