

\$23,000,000 - Tbd S Hwy 271, Bogata

MLS® #20978277

\$23,000,000

0 Bedroom, 0.00 Bathroom,
Land on 3846.52 Acres

none, Bogata, TX

Westfield Farm is a large-scale, high-performing Texas row crop investment property totaling approximately $\pm 4,275$ operated acres, including $\pm 3,846$ contiguous deeded acres and ± 430 additional leased acres.

Land & Farming Profile

FSA Tillable Acres: High percentage of row crop ground, minimal wasteland

Soil Types: Predominantly Burleson clay, Deport clay, and Mabank sandy loam

Topography: Gently rolling with consistent grade

Crops Grown: Corn, wheat, soybeans, cotton and sorghum

Climate & Water Availability

Average Annual Rainfall: ± 50 inches

Growing Season: 230–240 days per year

Natural Drainage: Strong surface drainage with internal road access across tracts

Water: Area has good support and natural seasonal moisture balance for row crop production

Storage & Handling

Grain Storage Capacity: 410,000+ bushels across two bin sites

80,800 bu on-site with manager's residence

330,000 bu at a centralized loading and mixing facility

Liquid fertilizer tanks (75,000+ gallon capacity)



Chemical mixing & injection building, diked
containment areas
Concrete loadout slabs and washdown areas

Operational Buildings

Equipment Shop: 40' x 100' steel building with
electricity and gravel yard
Manager’s Residence: 3,000± SF house
with apartment for staff or live-in oversight
Internal Roads: Access across tracts via gravel
and county-maintained roads

Key advantages include:
Immediate Scale: Opportunity to acquire over
4,200 acres of contiguous farm ground in one
of Texas’ most productive regions
Operational ROI: Lease income already in
place. Custom farming contracts or direct
operation available
Land Appreciation: Red River County farmland
values have increased due to proximity to
urban growth and investor competition
Tax Advantage: Texas offers favorable
property tax structures for ag-exempt land,
providing holding cost efficiency
Portfolio Diversification: Agricultural land
remains a low-volatility hedge against inflation
and market instability

Essential Information

MLS® #	20978277
Price	\$23,000,000
Bathrooms	0.00
Acres	3,846.52
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	Tbd S Hwy 271
Subdivision	none

City	Bogata
County	Red River (TX)
State	TX
Zip Code	75417

Amenities

Utilities	All Weather Road, City Water, Co-op Electric
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Exterior

Lot Description	Acreage
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School Information

District	Clarksville ISD
Elementary	Clarksvill
Middle	Cheatham
High	Clarksvill

Additional Information

Zoning	agricultural
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Listing Details

Listing Agent	James Ross
Listing Office	United Country Altaterra Realt

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