

\$400,000 - 0000 County Rd 465, Snyder

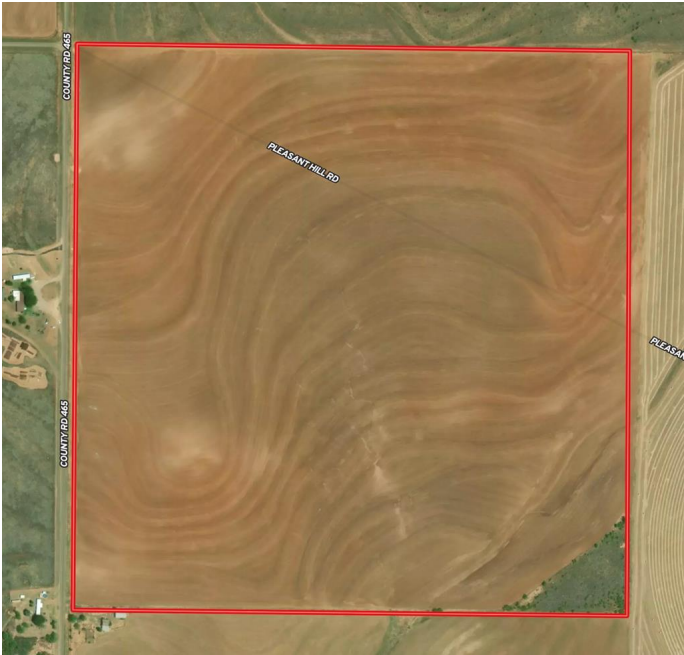
MLS® #50072375

\$400,000

Bedroom, Bathroom,
Land on 160.00 Acres

None, Snyder, TX

160 Acres of Prime Farmland with Sustainable Income & Green Energy Potential! Own a piece of the American heartland with this stunning 160-acre farm, ideally situated for both agricultural production and renewable energy generation. Currently leased to a reputable farmer, providing stable annual income from crop production. Diversified farmland suitable for a variety of crops. Abundant sunshine and consistent wind make the property ideal for solar and wind energy projects.



Boundary: 158.58 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
Msa	Miles-Cobb complex, 1 to 3 percent slopes	138.55	87.36%	-	42	3e	?
Sp	Spur clay loam, 0 to 1 percent slopes, occasionally flooded	7.48	4.72%	-	58	2w	?
MaA	Miles fine sandy loam, 0 to 1 percent slopes	7.36	4.64%	-	48	2e	?
OlB	Sagerton loam, 1 to 3 percent slopes	2.87	1.81%	-	45	2e	?
VaB	Veal fine sandy loam, 1 to 3 percent slopes	2.32	1.46%	-	39	4e	?
Totals		158.58 ac		0 CPI Average	43.04 NCCPI Average	2.9 Cap. Average	



Soil

Non-Irrigated

Boundary: 158.58 ac

Code	Description	CPI	NCCPI	CAP	Widely Foray Limited Grazing Moderate Grazing Intense Grazing Intense Farming Moderate Farming Very Intense Farming	
Msa	Miles-Cobb complex, 1 to 3 percent slopes	-	42	3e		
Sp	Spur clay loam, 0 to 1 percent slopes, occasionally flooded	-	58	2w		
MaA	Miles fine sandy loam, 0 to 1 percent slopes	-	48	2e		
OlB	Sagerton loam, 1 to 3 percent slopes	-	45	2e		
VaB	Veal fine sandy loam, 1 to 3 percent slopes	-	39	4e		
Totals		158.58 ac	0 CPI Average	43.04 NCCPI Average	2.9 Cap. Average	



Essential Information

MLS® #	50072375
Price	\$400,000
Acres	160.00
Type	Land
Sub-Type	100.1-300 Acres

Community Information

Address	0000 County Rd 465
Subdivision	None
City	Snyder
County	Scurry
State	TX
Zip Code	79549

Amenities

Utilities	Other
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School Information

District	Snyder
Elementary	4143
Middle	4144
High	4145

Additional Information

Days on Market 506

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