

Sale Name: Happy, Texas Online Multi-Par Auction

LOT 1 - ±160 ACRES CRP & PASTURE



Description

With a quarter mile of paved FM 1424 frontage along the western boundary and County Rd G frontage along its southern border, Tract 1 offers unbeatable access. This parcel includes nearly 75 acres of CRP currently enrolled in a contract through September 30, 2030 with an estimated \$2,084 annual payment. The balance of the tract is native grass ready to graze, with a windmill and stock tank.

Three-phase electricity is available on the west side of FM 1424.

Legal Description: SW/4 Section 10 Block M-6

Quantity: 1



<https://www.trianglelandauctions.com/>