

# Ranch - De Leon, TX



## Tbd Fm 1496, De Leon, TX, 76444

Offered at \$1,395,000

Investment! Opportunity! Productivity! This irrigated 75+- acre pecan orchard is a great opportunity to start or expand your agricultural business in the pecan industry. This property has an abundance of water and is irrigated with 6 active wells and has another 5 wells that need maintenance. The varieties in this orchard are Pawnee, Wichita, Cheyenne, and Cherokee. The crops have been well established, maintained and harvested for decades. With lush grass and sandy loam soil this orchard has all the right characteristics for growing and sustaining a great crop. Tucked out of sight from the roads sits a 30x40 metal equipment shed. Some equipment may convey with the orchard for harvesting and processing the crop. There is an approx. 1acre size reservoir in the back of this orchard that could be cleaned out and lined to make a beautiful pond for recreational use or added to irrigate the pecan orchard. Don't miss your chance to take a look! GIVE ME A CALL!!!

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

75.22 acre (lot size)

Built: Unknown year



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