

# Rural Improved - Hearne, TX



## Tbd Fm 50, Hearne, TX, 77859

Offered at \$1,475,770

Farmers and investors here is your place! Located outside of Mumford, a quick 30 minutes to College Station. This 173.62 acre tract has been well maintained and farmed by good stewards of the land. This property is fenced on the East and West side, and 3/4 of the way on the North side. The property was surveyed on 5/21/2019 by Kerr Surveying. Metal stakes help to identify boundary lines. The highly fertile clay loam soil is tilled and ready for you to plant your wheat or spring crops. Previous crops planted are wheat, corn, cotton and milo, with the most recent crops being cotton and milo. There are two working irrigation wells with motors and diesel tanks that convey with the sale. An underground piping connected to the well heads is located on the North side of the property. If you are looking for an investment property to bring you annual cash return or if you are looking to personally farm, this is your place. Water- A new water well needed, contact agent for details. Also, Wellborn water supplies water with connections from FM 50. Electricity- Entergy is in the area. Access- Located off FM 50.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
173.62 acre (lot size)
Built: Unknown year



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