



AMMONS FARM
FISHER CO., TEXAS
485 +/- Acres

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Exclusive Offering by Lane Puckitt



Conveniently located approximately 10 miles south of Roby, Texas, and bordering the community of Busby. Both tracts enjoy excellent road frontage and access via County Road 425, County Road 427, and FM 419.

The property consists of two separate tracts: a larger, irregularly shaped northern tract of approximately 325± acres and a southern tract of approximately 160± acres. The northern tract features a productive mix of farmland and roughly 120 acres of fenced native pasture, creating an ideal setup for a diversified farming and cattle operation. Soils include notable units such as CaC and CaB on the larger tract and predominantly WwC soils on the southern tract near FM 419. The landscape features gentle to moderate slopes, terraces, and lower-lying drainage bottoms that provide good surface drainage. These characteristics are typical of productive Fisher County farmland in the broader Brazos River watershed and support strong agricultural performance.

Bitter Creek Water District serves both tracts for water to the property. Water lines run along County Road 425, County Road 427, and FM 419, providing convenient access. The larger 325±-acre tract currently has one water tap supplying a livestock trough.

This is a well-maintained, productive farm that has benefited from consistent good farming practices. The native pasture carries an excellent stand of native grasses and is ready for immediate livestock use. The combination of tillable land and quality pasture makes the property well-suited for a mixed farming and cattle operation.

-Offered as a whole for \$1,210,075.00 (\$2,495 per acre).

Alternatively available by tract:

160± acres at \$2,750 per acre

325± acres at \$2,495 per acre

(All acreages and pricing subject to survey.)

A small portion of the minerals may convey with an acceptable offer.

Disclaimer:

The information contained herein is compiled from resources believed to be accurate. No warranties on the state of ownership of real or any personal property nor any representation as to its accuracy are made by Lee, Lee and Puckitt Associates, Inc., and/or its agents/brokers.



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