

For Sale on Market

**\$95,000**

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## LAND / UNIMPROVED LAND

Waterfowl Farm The name says it all on this farm in Haskell county TX, If you are a lover of waterfowl hunting and winged birds this property is ready for your next hunt! Located right next to what that the locals refer to as Goose Hill, this area is renowned for its waterfowl hunting! Haskell County is a significant wintering ground for hundreds of thousands of Lesser Canada and specklebelly geese, snow geese as well as ducks and sandhill cranes. Farmland & Soils: There are roughly 22.5 acres of cultivation on this farm that are generally planted to winter wheat in the fall, and hay grazer or milo during the summertime. The soil profile consists of Rotan Clay loam and Veal Clay loam. Water & Utilities: There is a power line on the east side of the property for utilities. There are currently no water wells in place on the property but you may have some potential for finding a well in this area. (Please consult with a local & knowledgeable water well driller). Lease: The farm has been leased out to a local farmer who does a share crop with the current owners. The tenant is a very good farmer and has been great to work with per the sellers! The waterfowl hunting is leased out for the remainder of this waterfowl season. Please reach out to agent for other details! Minerals: Sellers will convey any owned minerals with an acceptable offer. Notes: If you are looking for a farm that would make an ideal waterfowl hunting spot this one should be at the top of the list and is worth taking a good look at! The sellers have

## GENERAL DESCRIPTION

**Subdivision:** FARM

**Property Type:** Land / Unimproved Land

**Lotsize:** 1,042,830

**MLS# / Area:** NTREIS-21141366



Presented By  
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Visit <https://www.har.com/NTREIS-21141366> for more information

Listing Broker  
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