

Circle L Farm

1,272.5± Acres • Howard County

Big Spring, TX

Priced to Sell
\$2095/Acre



Overview

Circle L Farm is located approximately 12 miles southwest of Big Spring, Texas in Howard County. The property is accessed by Elbow Creek Road which is paved.

Of the 1,272.35± acre property, approximately 456 acres are cultivated and dryland farmed. 744.85 acres are enrolled in the Conservation Reserve Program (CRP) and 71.5± acres are native brush. The Circle L Farm is operated on a dryland basis; however, there are some irrigation quality wells nearby.

The land enrolled in the CRP is under four (4) separate contracts:

- (1) 262.03 acres \$35.12 per acre. Expires 2032
- (2) 231.26 acres \$33.73 per acre. Expires 2032
- (3) 118.38 acres \$25.92 per acre. Expires 2030
- (4) 133.18 acres. \$36.72 per acre. Expires 2033

The majority of the land in CRP has recently been grubbed.

Location

The Circle L Farm is located south of Big Spring, west of FM 33 with access to either US Highway 87 or Interstate 20. Midland is located 40 miles to the west. Abilene is 110 miles to the east and Lubbock is 100 miles to the north.

The farm is located in the Forsan Independent School District which is an excellent school system.

Improvements

The Circle L Ranch has been well maintained by the same family for over 75 years. The main house is approximately 1,750 square feet and is a ranch-style 3-bedroom 2-bath brick home, built in 1980.

There are also two smaller houses that could be occupied but have only been used for storage for the past several years.

The farm has two metal barns located at the headquarters. Barn #1 is fully enclosed with sliding doors on both sides. It measures 75 ft. x 25 ft. and has a concrete floor. Barn #2 is



90 ft. x 30 ft. and is open on one side. This barn has a dirt floor and has been used to store trailers, tractors and supplies. Both barns are very clean and in great condition.

Water

Water is supplied to the Headquarters by a well that produces 100± gallons per minute. The well water comes from the Trinity Edwards Aquafer which is 40-100 feet deep. There is a second well that produces 25± gallons per minute. Seven old windmills are also scattered throughout the property. However, none of the windmills are in use at this time and their condition is unknown.

Minerals

Minerals will be reserved, surface Estate only. There are currently four producing pump jacks on the property. The current owner controls 50% of the wind energy rights and will convey all owned.

Wildlife

Wildlife inhabiting the property includes whitetail deer, mule deer, turkey, dove and quail.

Summary

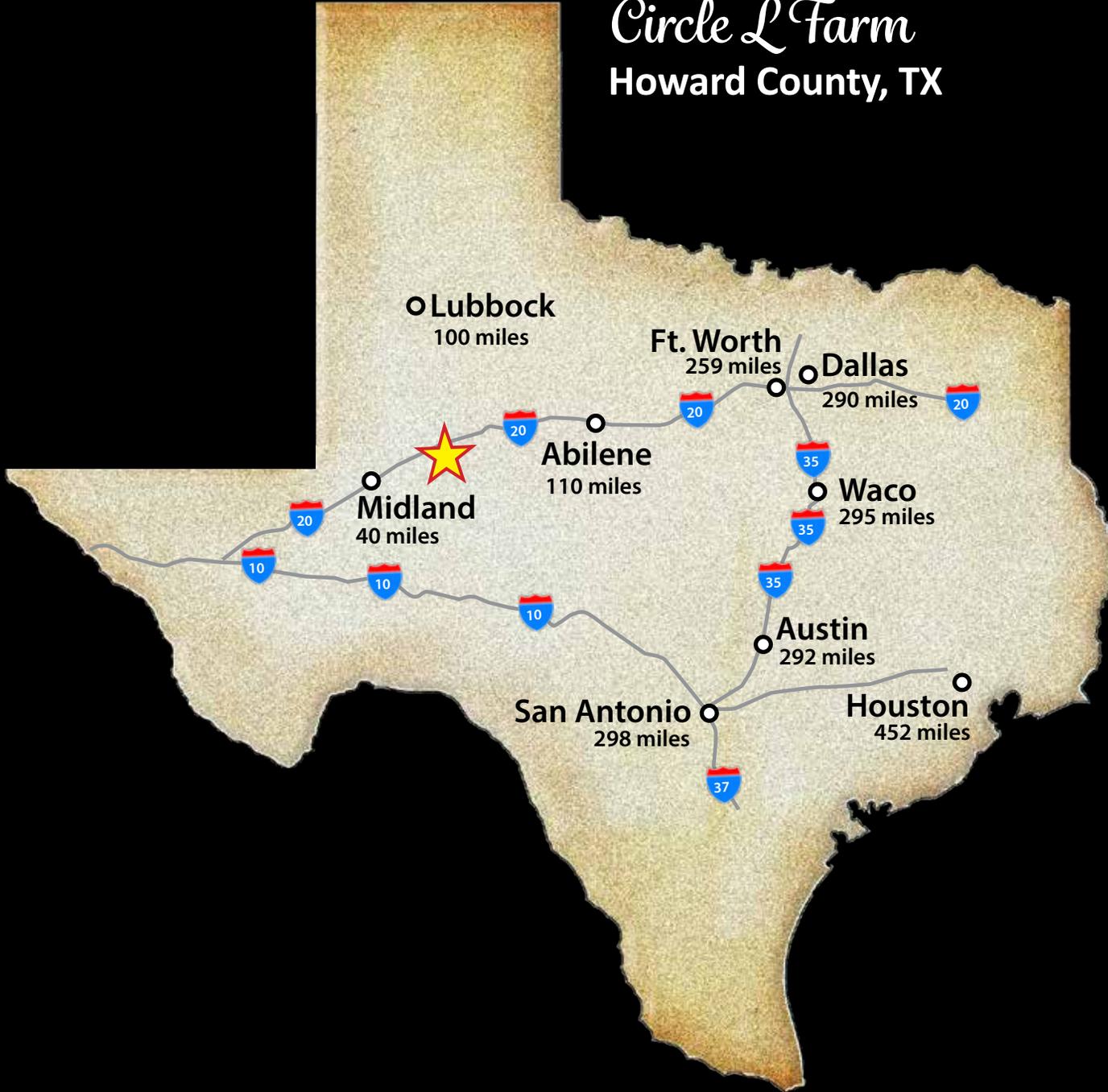
This is one of the cleanest and well-maintained dryland farms in the area. The farmland portion of the property is currently leased for the 2024 crop year. The current tenant farmer would be interested in continuing a long-term lease if that is an option that interests you.

If you are looking for an income-producing farmland (CRP and crop income) with abundant wildlife, good ground water, and a great school system for your family, don't miss out on this one!



Circle L Farm

Howard County, TX



FM818

FM818

FM818

FM818

FM461

FM461

CRP BOUNDARY
262.03 AC
\$35.12 PER AC
EXP. 2032

CRP

CRP

CRP BOUNDARY
118.38 AC
\$25.92 PER AC
EXP. 2030

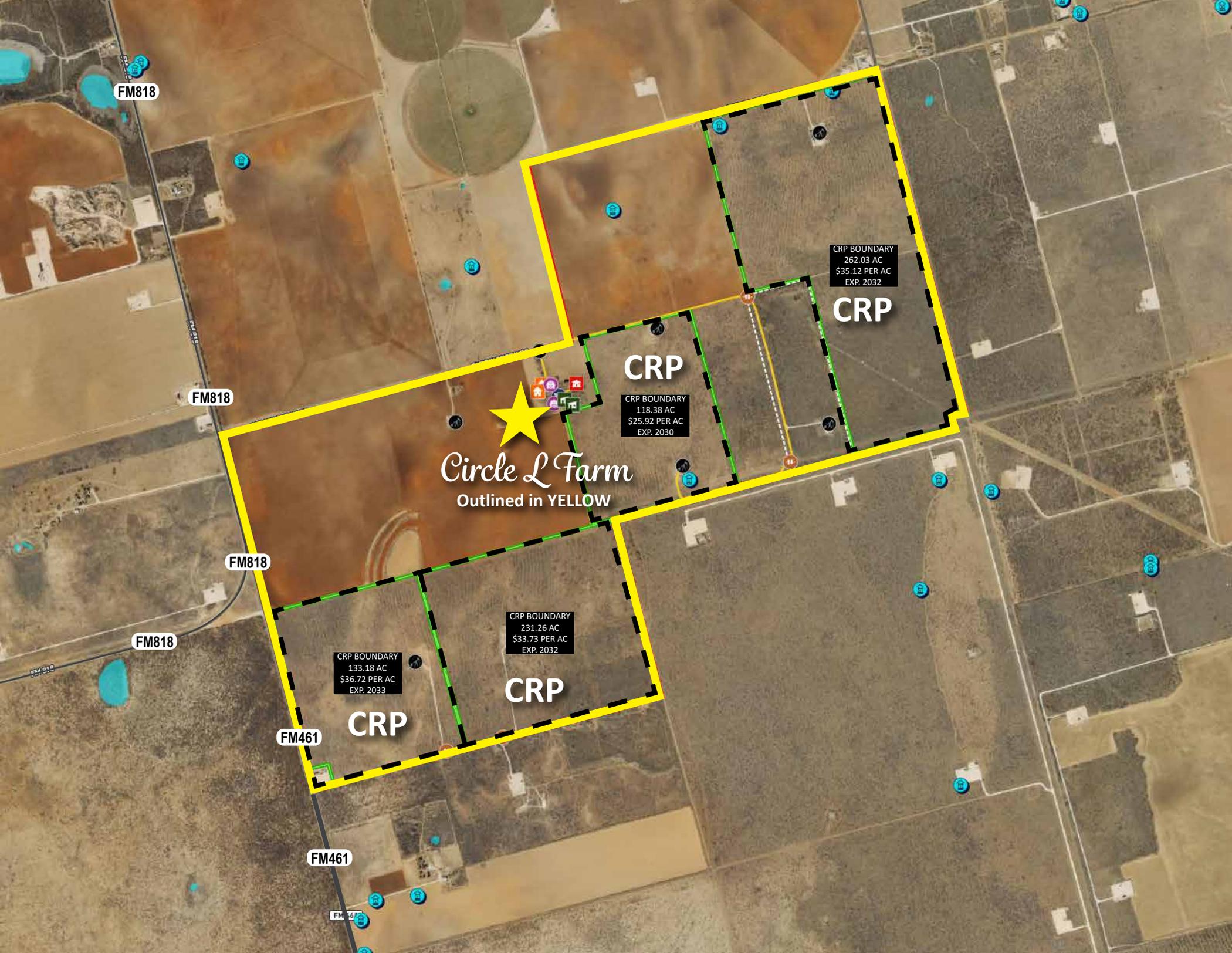
Circle L Farm
Outlined in YELLOW

CRP BOUNDARY
231.26 AC
\$33.73 PER AC
EXP. 2032

CRP

CRP BOUNDARY
133.18 AC
\$36.72 PER AC
EXP. 2033

CRP







Circle L Farm

7500













































