

\$1,737,500 - 239 Cr 103, Marlin

MLS® #4038656

\$1,737,500

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 278.00 Acres

None, Marlin, TX

278 acres of high quality grazing and/or cropland located in the Brazos River bottom. The land is mostly flat with 0 to 1% slight slopes which is excellent for cultivation with high-quality soil. Currently in wheat with past uses being winter oats for stocker calf operations, corn, cotton, soybeans, cow/calf, alfalfa and hay. Average corn yields are reported at 180 bushels per acre. All Seller owned minerals convey.

Market Rents - Minimum of \$100.00 an acre for cash lease.

Assumable Loan - Property is encumbered by an assumable first lien mortgage that conveys with the property. Please call Broker for specific details of loan.

Offered At - \$1,737,500 - \$6,250 an acre



Essential Information

ListingFeed	abor_vow
MLS® #	4038656
List Price	\$1,737,500
Sale Price	\$1,598,500
Sale Date	August 1st, 2022
Bathrooms	0.00
Acres	278.00
Type	Farms and Ranches

Sub-Type	Ranch
Status	Closed

Community Information

Address	239 Cr 103
Subdivision	None
City	Marlin
County	Falls
State	TX
Zip Code	76661

Amenities

Utilities	Electricity Available
View	Pasture, Rural
Waterfront	None

Exterior

Lot Description	Agricultural, Farm, Level
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School Information

District	Marlin Isd
Elementary	Other
Middle	Other
High	Other