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## **Swisher County Texas\* Land for Sale\*** **750 Acres\* Grass\* CRP\* North Central Swisher County**

**Legal Description:** South/2, Section 96, Block M-9, 320 acres, and North/2, Section 96, Block M-9, 270 acres, and NW/4, Section 95, Block M-9, 160 acres, for a total of 750 contiguous acres in Swisher County Texas.

**Location:** 8 miles east and 3.5 miles south of Happy Texas.

**Description:** This is a nice grazing/grass/cattle property located in the north/central portion of Swisher County Texas. Good access is provided by County Road D on the north, County Road 16 on the west, and County Road E splits the property with a quarter section south of CR E and the remaining 590 acres north of CR E. There are three stock water wells scattered throughout for livestock water. Approximately 6 miles of perimeter and cross fences are available. The fences are 2-wire barbed wire (electric) with metal posts and metal gates. The fences are well built and very nice fences. A Quonset barn in good condition is located on the south quarter section. There are also two sets of holding/gathering pens and a few wind breaks. Deer, pheasant, and quail are frequently seen in this area. I saw several mule deer while taking pictures. CRP annual payments are \$7,680.00 annually on 274.3 enrolled acres. The CRP contract expires on 9/30/2030. View locator maps, soil maps and other information on my website at [www.street.land](http://www.street.land), Land.com, or Lands of Texas websites. All in all, this is wonderful cattle grazing operation ready for a Buyer to turn cattle out on. Seller also owns several bales of good hay, cattle, tractor, and other items that could be purchased separately.

**Price:** \$1,256,250.00

**Note:** FSA maps show County Road 129 on the north, CR 112 on east, and CR 133 near the south that split the properties. Seller reserves one half of the mineral, wind, and solar rights currently owned.