

**160 Acres of Productive Dryland Farm Ground in
Northern Childress County | Cotton & Wheat
Production | County Road Access
H&GN ABST 557 SEC 4 BLK 9 SE 1/4
Dodson, TX 79230**

\$288,000
160± Acres
Childress County



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County Road Access
Dodson, TX / Childress County**

SUMMARY

Address

H&GN ABST 557 SEC 4 BLK 9 SE 1/4

City, State Zip

Dodson, TX 79230

County

Childress County

Type

Farms, Ranches, Undeveloped Land

Latitude / Longitude

34.648 / -100.07005

Acreage

160

Price

\$288,000

Property Website

<https://greatplainslandcompany.com/detail/160-acres-of-productive-dryland-farm-ground-in-northern-childress-county-cotton-wheat-production-county-road-access/childress/texas/104831/>



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PROPERTY DESCRIPTION

Located in northern Childress County, this productive 160-acre dryland farm offers a strong opportunity for producers, investors, or buyers seeking quality Texas Panhandle acreage with established farming history and excellent access. The property has a consistent track record of cotton and wheat production and features predominantly level to gently sloping terrain well suited for continued agricultural use.

Approximately 40% of the soils consist of Tipton loam with 1-3% slopes, while another 40% is Abilene clay loam with 0-1% slopes, providing solid dryland farming capability across the tract. The combination of productive soils and manageable topography creates an efficient farming setup with easy equipment operation and accessibility throughout the property.

Access is excellent with paved County Road 20 leading to County Road H, an improved dirt road providing direct access to the farm. Utilities and future improvements are enhanced by the presence of an unused water well that is reported to have strong output potential. The well currently needs to be bailed or drilled deeper, offering possible future water opportunities for agricultural or rural residential use.

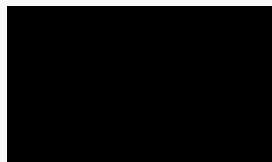
The property is partially fenced with 5-strand barbed wire fencing along the north and east boundaries, a 2-strand electrified barbed wire fence on the west side, and open frontage along the southern county road boundary. The open layout allows flexibility for continued row crop production, grazing potential, or future improvements.

Whether you are looking to expand an existing farming operation, secure investment land in the Texas Panhandle, or own productive acreage with long-term agricultural value, this Childress County property presents an excellent opportunity with strong access, proven production history, and desirable soils.

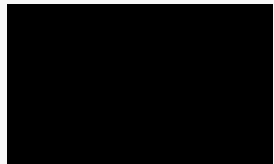
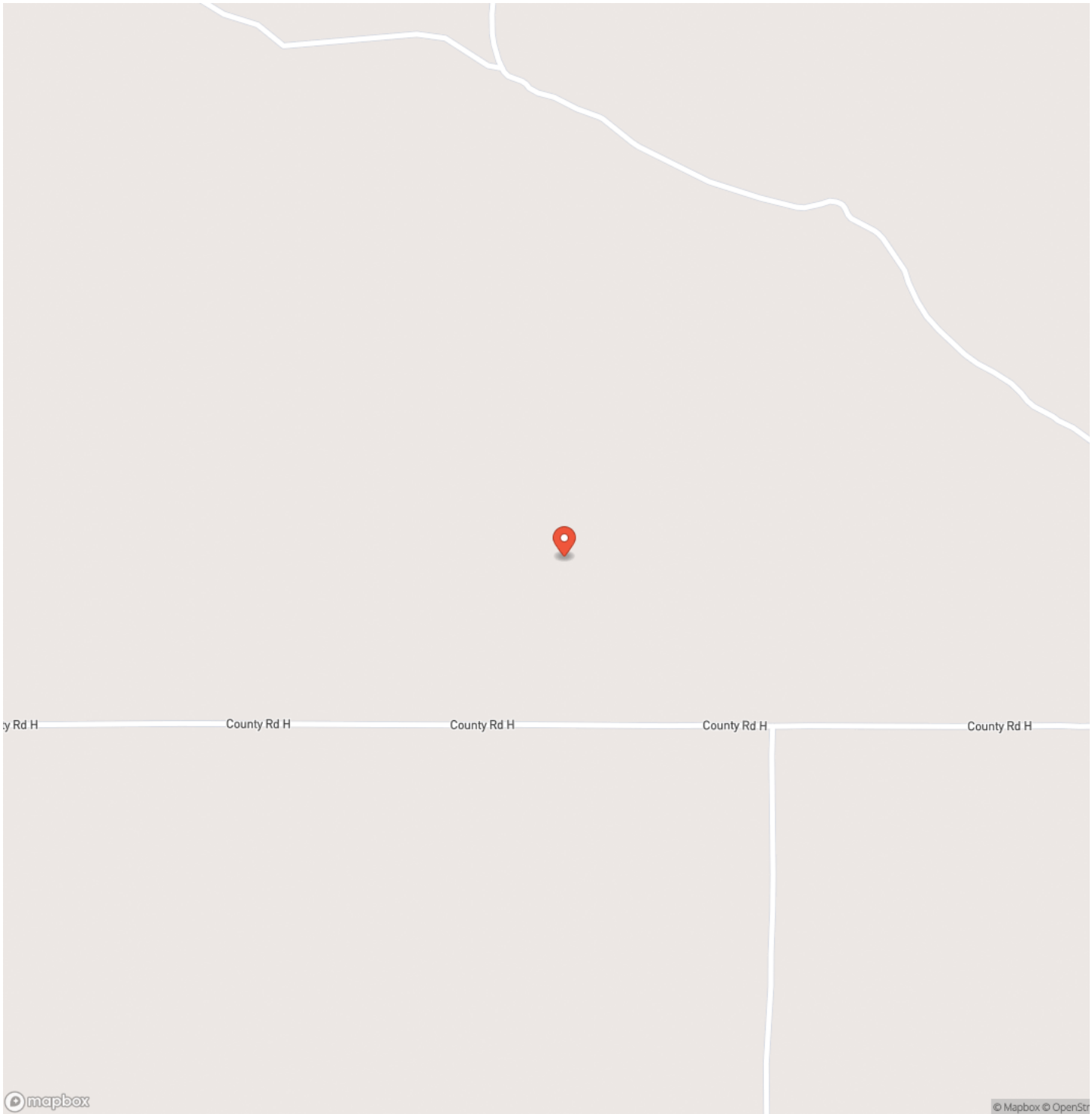
Property Highlights

- 160± acres in northern Childress County, Texas
- Productive dryland cotton and wheat farm
- Approximately 40% Tipton loam soils
- Approximately 40% Abilene clay loam soils
- Mostly level to gently sloping terrain
- Paved access via County Road 20 to Co Road H
- Improved dirt road access via County Road H
- Unused water well reportedly with good output potential
- Partial perimeter fencing in place
- Strong agricultural investment opportunity
- Easy equipment access throughout property
- Suitable for continued farming or mixed agricultural use

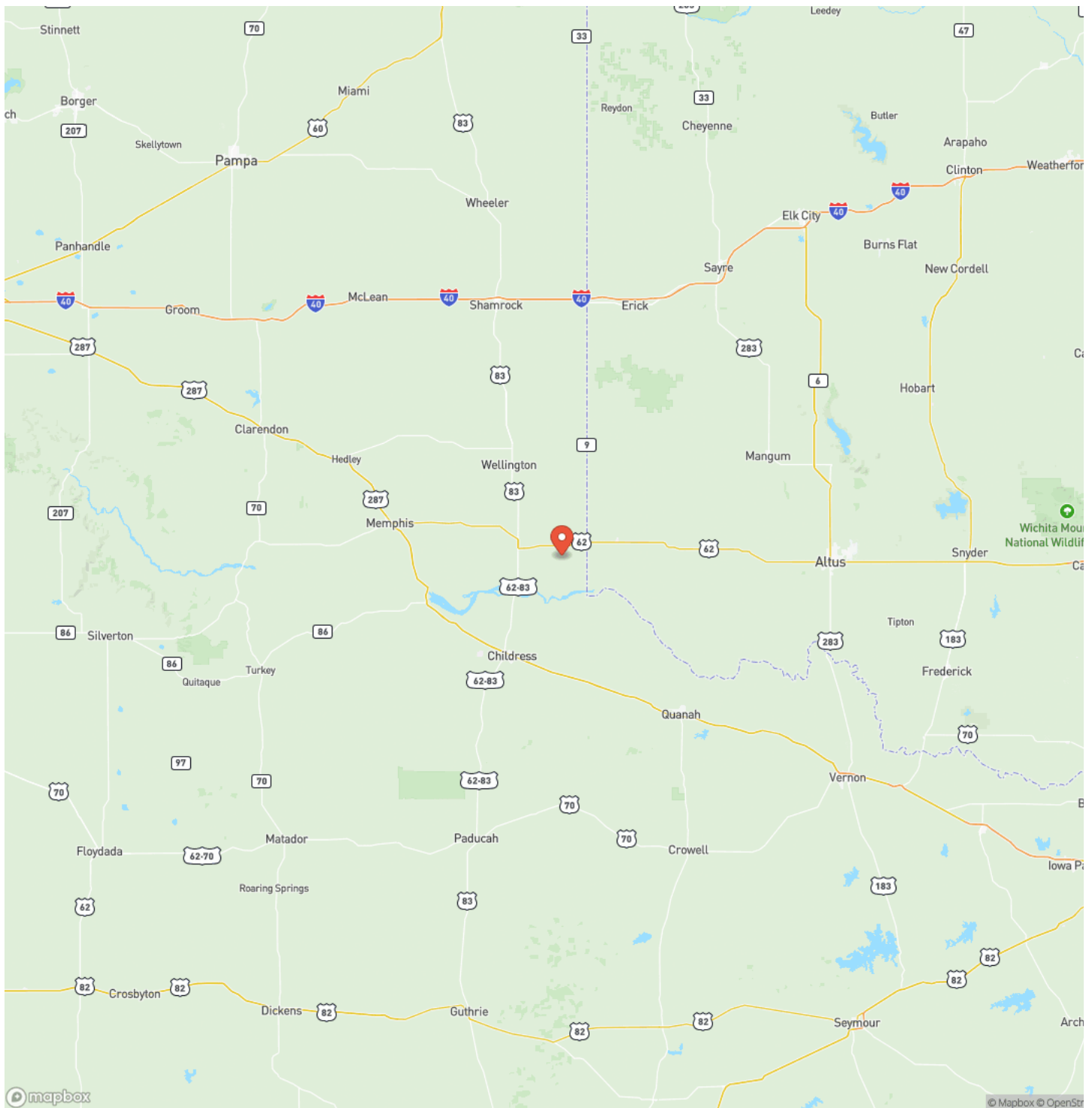
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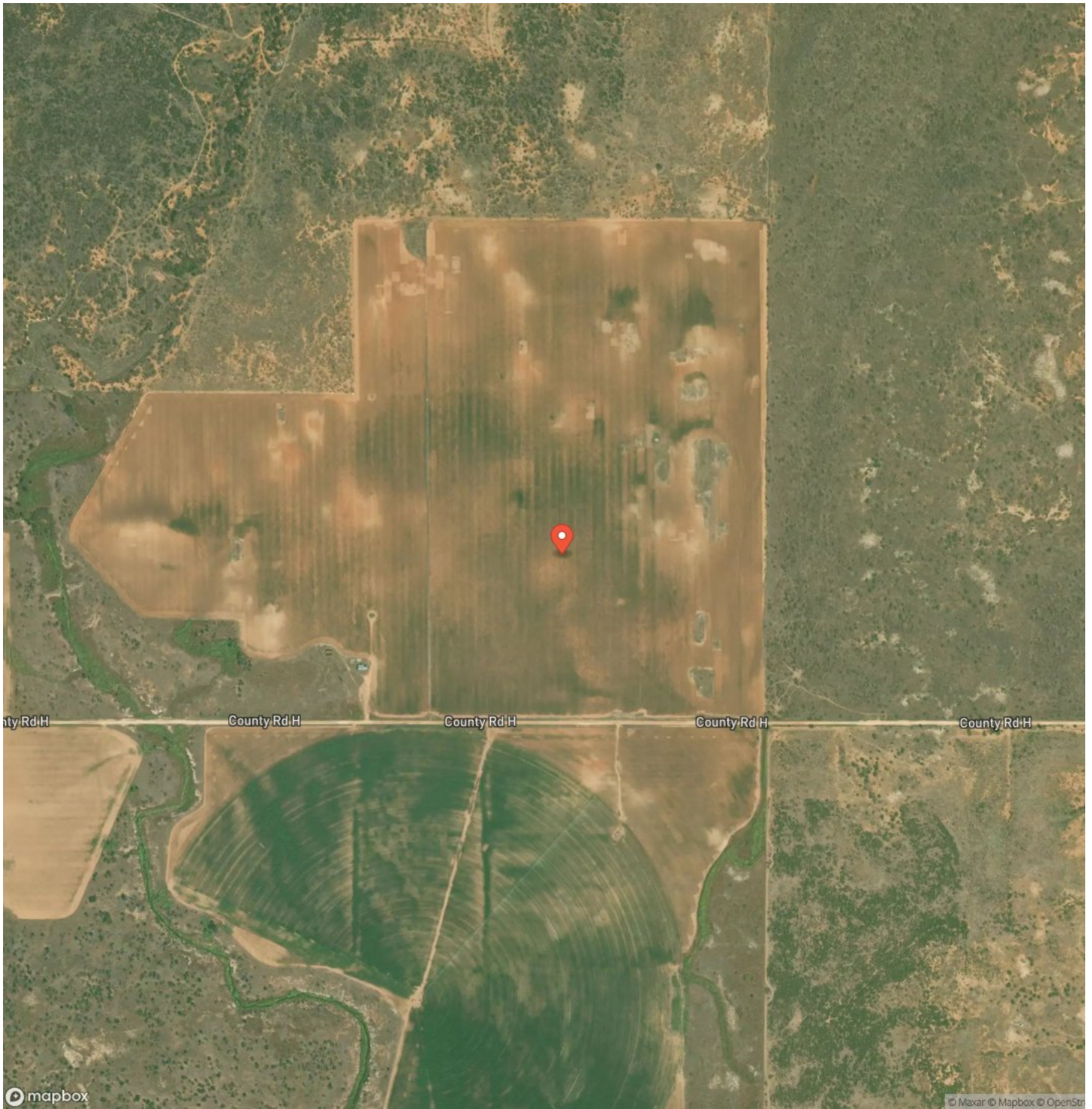
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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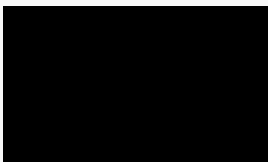
Address

2919 S Georgia St

City / State / Zip

Amarillo, TX 79109

NOTES

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<https://greatplainslandcompany.com/>

DISCLAIMERS

Boundaries drawn in pics are for reference purposes only and do not represent surveyed boundaries.

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