

Willow Creek Farm

\$7,451,136



1,728.00 Acres
Titus County
Mount Pleasant, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Own your own water, multiple deep-water lakes! 20 lakes on this farm ranging in depth from 30-80 ft. Income producing farmland with infrastructure improvements for erosion control and water management, 2019 crop lease in place. Awesome recreational value, premier duck hunting and fishing, 2019 duck hunting lease in place. Farm improvements include leveling, concrete drainage ditches, new pivot irrigation, new pumping station, underground piping for pivots, and scalable plan for expansion into additional irrigated acreage. Currently 1100 acres cultivated, 535 under pivot irrigation and 570 dry land. 5 electric pivots are less than 5 years old. Soil type consistency is 90% across entire farm. Property includes livestock working pens and net wire perimeter fencing.

Improvements include a 2562 sqft 3BR/2B home with detached garage, a modular home, a 4400 sqft shop/office building, and an 11,200 sqft equipment shed. Improvements can be sold separately.

This property is co-listed with Tom and Valerie Waitley, CJ Realtors

