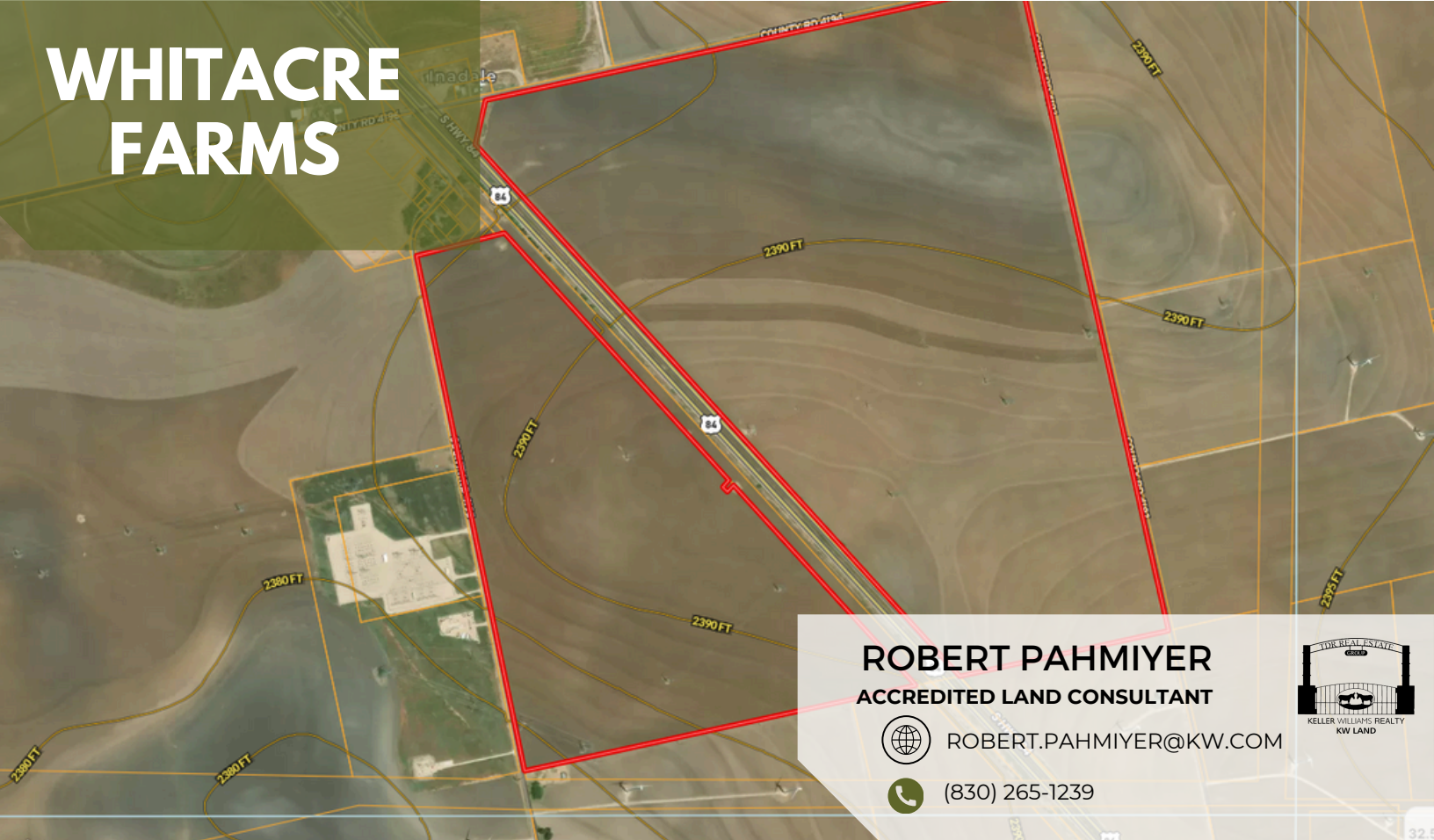


WHITACRE FARMS



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ACCREDITED LAND CONSULTANT



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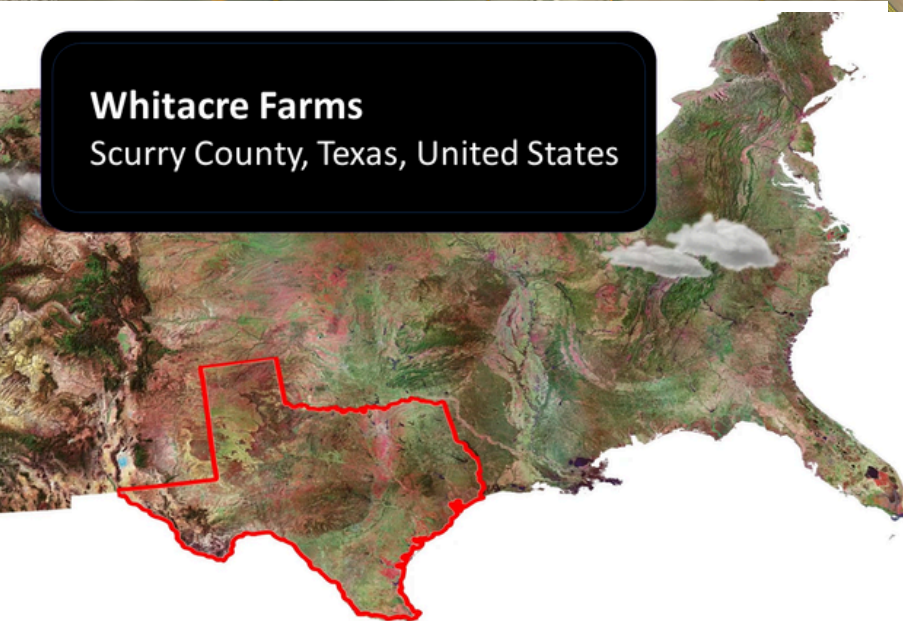


(830) 265-1239



Whitacre Farms

Scurry County, Texas, United States



Description

Whitacre Farms

TBD State Highway 84

Roscoe, Texas 79545

Scurry County, Texas

591 acres as per Scurry County Appraisal District

This 591-acre North Central Texas Farm is located in the southeast corner of Scurry County and on the edge of Nolan and Fisher Counties. The property is located ~17 miles NW of Sweetwater and ~20 miles SE of Snyder. It is bisected by State Highway 84 with roughly 396 acres on the NE side of Hwy 84 and 195 acres on the SW side of Hwy 84. Over 1 mile of frontage on divided State Highway 84 and 4,200 feet of frontage on County Road 466.

The terrain is flat and the fertile clay loam soil is currently under cultivation.

KELLERWILLIAMS
LAND



KW Land -- TDR Real Estate
Local Knowledge -- Global Perspective

Potential highest and best uses include:

1. Solar Farm – key value drivers for this property being used as a large solar farm include:
 - a. Located adjacent to a large power substation – shares a property line with Oncor Electric power substation.
 - b. Large buildable acreage.
 - c. Flat cleared terrain with easy access from the highway and county road.
 - d. Strong solar irradiance estimated by LANDGATE at 228 W/M².
 - e. Multiple high-voltage transmission lines bisect the property and connect to the substation.
 - f. Numerous solar operations are already in place in neighboring counties.
2. Wind Farm – key value drivers include:
 - a. Located adjacent to a large power substation – shares a property line with Oncor Electric power substation.
 - b. Large buildable acreage.
 - c. Flat cleared terrain with easy access from the highway and county road.
 - d. Multiple high-voltage transmission lines bisect the property and connect to the substation.
 - e. Numerous wind farm operations are already in place in neighboring counties.
3. Oil and Gas and Minerals – key value drivers (note that mineral rights are not currently included in the price, but are negotiable).
 - a. Located on the NE side of the Permian Basin.
 - b. The Permian Basin is a large sedimentary basin in the southwestern part of the United States. It is the highest-producing oil field in the United States, producing nearly 6 million barrels of crude oil daily in 2024 (as per the Texas Railroad Commission).
 - c. There are multiple oil fields near this property, with ongoing production from the Strawn, Wolfcamp, Canyon Sand, Ellenburger, and Penn Reef formations. There are also other geologic horizons nearby.
4. The property is currently under cultivation and produces annual income from farming.
5. Low Holding Cost - 1-d-1 agricultural tax valuation is held via cultivation lease keeping the taxes low.



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