

FM 1172 Feedyard and Grass



97.27 ± ACRES | LAZBUDDIE, TEXAS | PARMER COUNTY

Scott Land Company, LLC

FARM AND RANCH REAL ESTATE

scottlandcompany.com | ben.scott@scottlandcompany.com | 806.647.4375

PROPERTY SUMMARY

State:	Texas
Region:	Panhandle
County:	Parmer
Property Type:	Feedyard and Grassland
Acres:	97.27 ± acres
Price:	\$250,000.00
Estimated Taxes:	\$457.31
Location:	1 mile North of Lazbuddie, TX on FM 1172

COMMENTS

Located in the heart of the Texas Panhandle cattle-feeding region, this well-maintained feedyard sits conveniently between Dimmitt, Friona, and Muleshoe, just outside Lazbuddie, TX. The property, with paved frontage off of FM 1172, offers an excellent combination of feedyard infrastructure, grazing acreage, and supplemental income potential.

The operation includes approximately 78 acres of grass with the remaining acreage being pens and traps, providing flexibility for both feeding and cattle-holding operations. The feedyard features approximately 860 linear feet of concrete feed bunks, including 230 feet of concrete feed bunk aprons, designed for durability and efficient feeding.

Pens are equipped with waterers throughout and are serviced by a well-designed cattle handling system featuring an alleyway leading to a hydraulic chute, complete with a tub and forcing gate for efficient livestock processing. A loading chute is also in place, allowing for convenient truck access and cattle movement.

The property is enclosed by excellent 5-wire barbed wire perimeter fencing. Water is supplied by one well, which services the feedyard operation. Adding to the property's value is an established cell tower lease, providing annual income of approximately \$1,400 per year.

Whether you're looking to expand an existing cattle operation, establish a backgrounding yard, or invest in a productive agricultural property with supplemental income, this feedyard presents a rare opportunity in one of the region's premier cattle-feeding areas.

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FM 1172

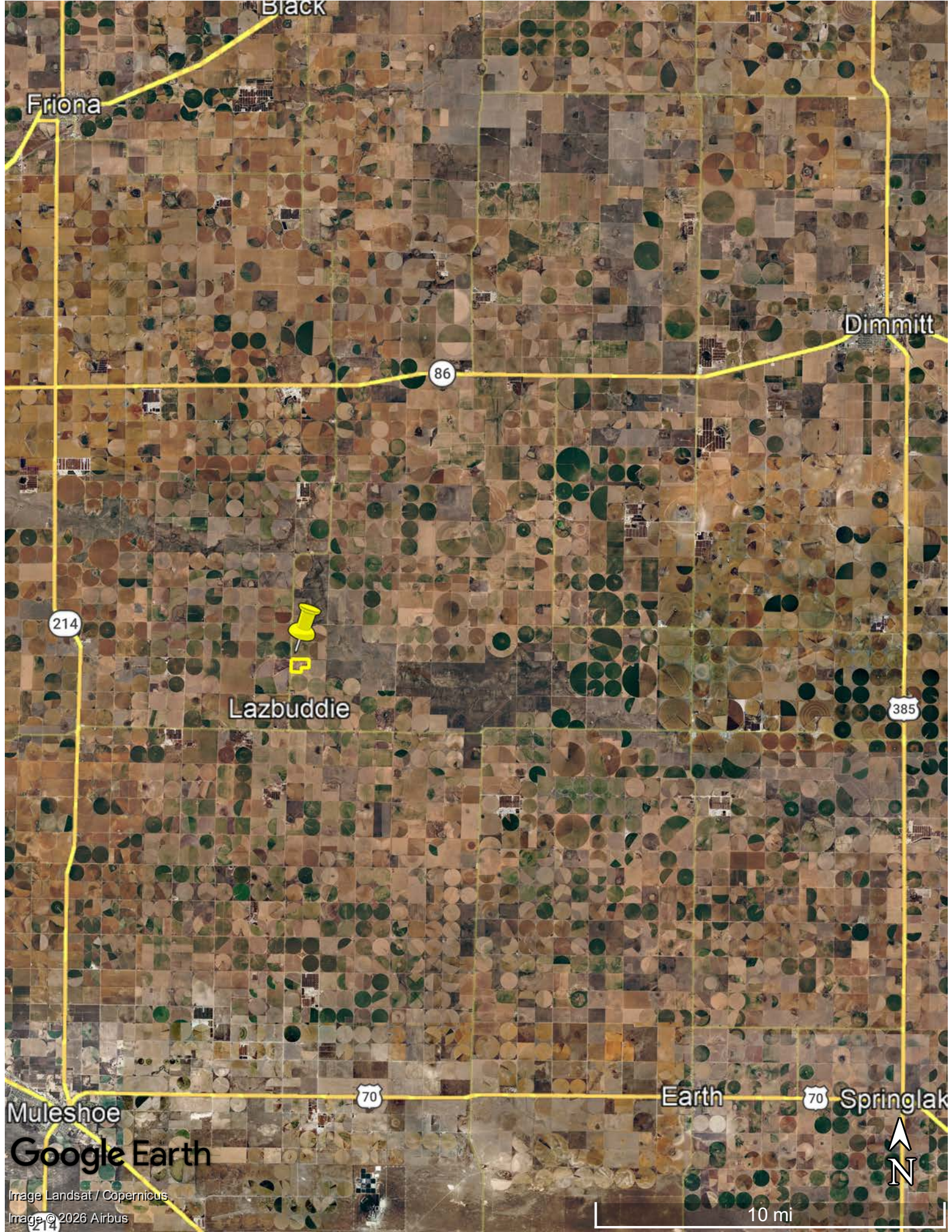
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1000 ft





Friona

Black

Dimmitt

86

214

Lazbuddie

385

Muleshoe

70

Earth

70

Springlark

Google Earth

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10 mi









Scott Land Company, LLC
FARM AND RANCH REAL ESTATE

Robert Nelson

Associate Real Estate Broker - TX & NM

806.647.8176

robert.nelson@scottlandcompany.com

Ben G. Scott

Owner, Real Estate Broker - TX, NM & OK

800.933.9698

ben.scott@scottlandcompany.com

scottlandcompany.com

806.647.4375

Physical Address: 1368 U.S. Hwy. N. 385 - Dimmitt, TX 79027

Mailing Address: 1301 Front Street - Dimmitt, TX 79027