



ABOUT THE AREA

The Swisher County, Texas Multi-Parcel Auction consist of roughly 1,442 acres of grass, CRP, and dryland farm situated roughly 6 miles west of Interstate 27, minutes from Happy, Texas via well maintained, blacktop farm-to-market roads. The northern contiguous portion of the property lies within the Happy Independent School District attendance boundary, while the three quarter-sections on the south are in the Tulia ISD attendance zone.

NEARBY CITIES AND TOWNS:

- ±18.4 Miles Northwest of Tulia, TX
- ±27 Miles South of Canyon, TX
- ±41 Miles Northwest of Plainview, TX
- ±45 Miles South of Amarillo, TX
- ±86 Miles North of Lubbock, TX

DRIVING DIRECTIONS:

From the North via US Highway 87: Turn right on E Main Street/FM 1075 and travel west through Happy. Stay left to continue on FM 1075 for roughly 6.3 miles. Stay straight to continue on FM 1424, traveling south approximately 2.5 miles to the northern edge of the property, which will be on the east side of FM 1424. The southern three quarter-sections are located roughly 3 miles further south on FM 1424, on the west side of the road.

From the South via Interstate 27: Take Exit 74 toward TX-86/Tulia. Turn left onto TX-86 and go west roughly 7.18 miles to FM 1424. Turn right on FM 1424 and travel north approximately 4.8 miles to the southern portion of the property, which will be on the west side of the road. The northern portion of the property is approximately 3 miles north on FM 1424, on the east side of the road.

SERVICE PROVIDERS

The entirety of the property lies within the High Plains Underground Water Conservation District.

Atmos Energy is the local gas supplier.

Swisher County Electric Cooperative provides electricity throughout the property.