

NEW



Seminole Homesite Property

44.32 +/- Acres (\$4,001/acre) | Gaines County, TX | \$177,304



ADDRESS

825 PR 325-B
Seminole, TX 79360

LOCATION

From Seminole take highway 181 south 15 miles. Turn right on CR 323 drive north for about 3 miles until you get to CR 320. Take a left on county road 320 and take the second private entrance on the right, PR825. Head north half a mile, property is on the right, tract 27.

PROPERTY SUMMARY

Welcome to 44 acres of raw West Texas charm located in Gaines County, just 25 minutes from Seminole. This unique property offers the perfect opportunity for those looking to build their dream home in a quiet, private setting surrounded by native beauty and classic West Texas landscapes.

Set back from the road via a **½-mile easement off County Road 320**, the land offers both seclusion and accessibility. An **interior road** cuts through the property and continues along the **eastern fence line** directly to the **house pad**, which is already in place and ready for construction. A **water well** has been installed adjacent to the house site, providing a critical head start for development. Utility access is close at hand with an **electric line** already on the property, currently owned by an oil company. There may be potential to **negotiate a tie-in**, or you can opt to run **private electricity** to suit your needs.

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