

WHITAKER REAL ESTATE

4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Lewis Whitaker
Mobile: (806) 679-1110
www.whitakerrealestate.com

FARM & LAND DESCRIPTION

IDENTITY: 12700 CR I

LOCATION: South of Clarendon on SH 70 to Brice, then east from Brice to CR 9, then three miles south on CR 9 to the dead end, then west on CR I to the dead end, then south approximately 1/8 of a mile to the gate.

LEGAL DESCRIPTION: 1,031.52 +/- acres, Hall County, Texas. Legal description on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	1,031.52 +/-			All

TOPOGRAPHY: Rolling grassland bordered by Prairie Dog Fork of the Red River on the south side.

IMPROVEMENTS: Two cabins (owner and guest) each are nearly new with one main bedroom and one loft bedroom, one bathroom, great views south toward the river, yards have sprinklers. There is a metal machinery barn with water and restroom. Fenced and cross-fenced.

WATER: Water for cabins provided by the Brice/Leslie water line. One windmill, three domestic submersibles, one irrigation well.

UTILITIES: ELEC: Yes NATURAL GAS: No PROPANE: Yes

PERSONAL PROPERTY: 3 hunting blinds, 3 deer feeders, 2 quail feeders, storage container.

TAXES: TOTAL: \$ 1,355.64 SCHOOL DISTRICT: Memphis-Lakeview
for 2014 w/ag use exemptions

MINERALS: Seller will reserve none.

POSSESSION: Upon closing.

PRICE AND TERMS: \$1,200/acre (\$1,237,824)

OTHER DATA: Truly an end of the road place. A great recreational property, with lots of cover and bordered by the river. Both cabins are nearly new, 2 story and very nice. Machinery storage barn is separate from the cabin area. Easy commute to Amarillo for a perfect weekend get away.

The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal.

