WHITAKER REAL ESTATE
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FARM & LAND DESCRIPTION

IDENTITY:	Blessen Road Farm
LOCATION:	46th & S. Blessen Road - From Bushland, TX, go east 1 mile on the I-40 access road to S. Blessen Rd. then approximately 2 miles south on S. Blessen Road to 46th. This is the northwest corner of the property. S. Blessen Road runs along the west side of the property and 46th runs along the north side of the property.
LEGAL DESCRIPTION:	The west 243.89 acres of the north one-half of Section 142, Block 9, BS&F Survey, Randall Co., TX. Recent survey on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	243.89 +/-		All	

TOPOGRAPHY: Flat to very slightly sloping, open farmland.

IMPROVEMENTS: None.

WATER: Two electric submersible water wells. One is not currently in service.

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

PERSONAL PROPERTY: None.

TAXES: TOTAL: $ 379.96 paid for 2015 w /ag exemption SCHOOL DISTRICT: Bushland ISD

MINERALS: Seller will reserve one-half of any minerals and royalties owned by Seller.

POSSESSION: Possession will be given upon closing or harvest of the growing wheat crop, whichever is later.

PRICE AND TERMS: $634,114.00 ($2,600/acre)

OTHER DATA: This is a great property in an excellent location. Currently a very good, dryland farm but has great development potential in a rapidly developing area.

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

S Blessen Rd
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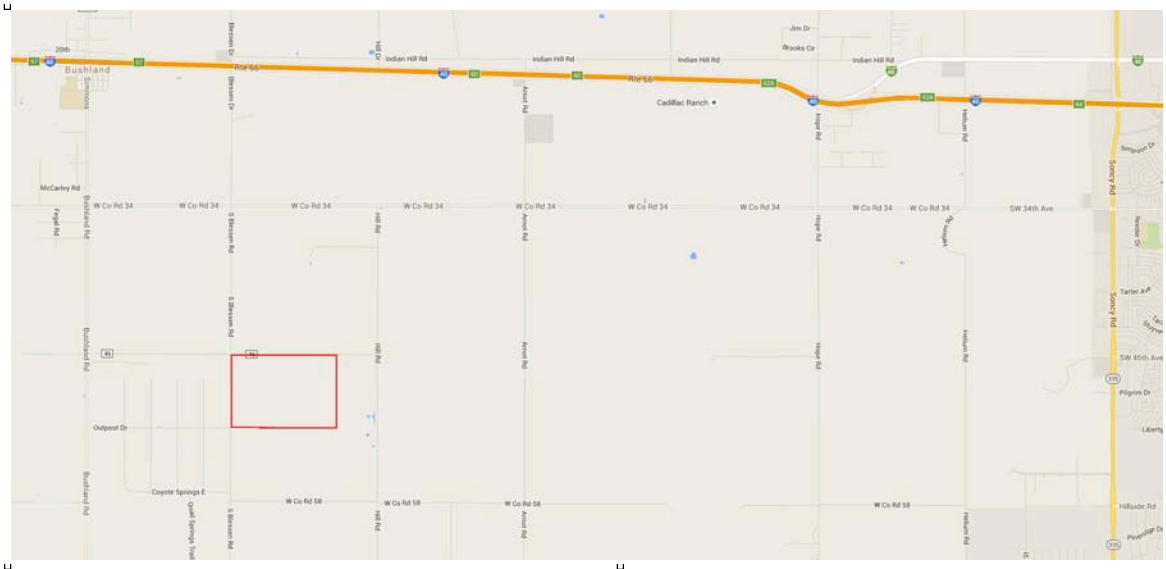
Bushland
Indian Hill Rd
Rte 66
Cadillac Ranch
W Co Rd 34
W Co Rd 58
S Blessen Rd
Arnold Rd
Hope Rd
Helium Rd
Soncy Rd
SW 34th Ave
SW 45th Ave
Outpost Dr
Pilgrim Dr
Hillside Rd
McCarley Rd
Bushland Rd