

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Hommel Alanreed Ranch

LOCATION: From Alanreed, TX, go south on FM 291 approximately 4.5 miles to CR 22, then east on CR 22 approximately 1/3 of a mile to the property.

LEGAL DESCRIPTION: Legal description on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	3,553.59 +/-			All

TOPOGRAPHY: Rolling grassland with several draws and creek beds.

IMPROVEMENTS: Fenced and cross-fenced into 3 pastures and a trap. Steel corrals with alley and chute.

WATER: 5 water wells - 1 solar and 4 electric submersibles, which supply several tanks on the property. Live water in Rock Creek and Whitefish Creek.

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

PERSONAL PROPERTY: Priefert squeeze chute is included with sale.

TAXES: TOTAL: \$ 2,849.36 for 2016 SCHOOL DISTRICT: Hedley ISD
w /ag exemption

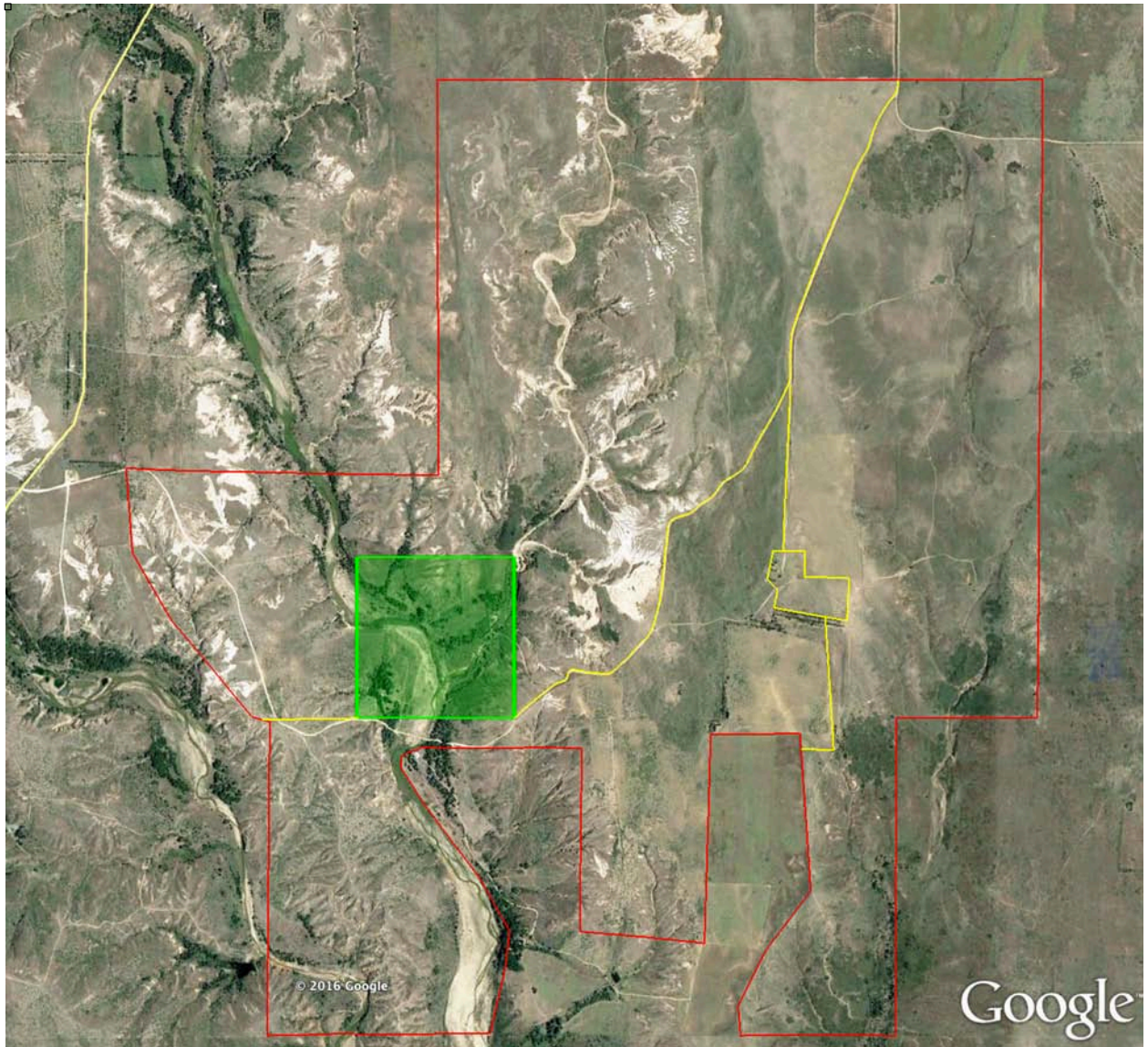
MINERALS: Subject to previous reservations of record, Seller will reserve one-half of any minerals owned by Seller.

POSSESSION: Property is owner operated. Possession is negotiable.

PRICE AND TERMS: \$1,085/acre (\$3,855,645.00)

OTHER DATA: Open rolling grassland with tree lined canyons and running creeks. Great cattle and recreational ranch all within about an hour drive of Amarillo.

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



****Area in green is owned by a third party****

