

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: 5069 County Road 24

LOCATION: Goodnight, TX - From Hwy 287 and FM 294, go north on FM 294 approximately .4 miles to Juliet Road, then west on Juliet Road approximately .5 miles to the intersection with County Road 24, then north on CR 24 approximately .25 miles to the property entrance.

LEGAL DESCRIPTION: 151.65 acres of land, more or less, out of Section No. 146, Block B-3, H&GN Ry. Co. Survey, Armstrong County, Texas. Complete metes and bounds description on file.

ACREAGE:

| TOTAL | CRP | DRY FARMLAND | GRASSLAND |
|------------|-----|--------------|-----------|
| 151.65 +/- | | | All |

TOPOGRAPHY: Flat to sloping grassland with two draws merging in the western part of the property.

IMPROVEMENTS: Main house is a two-story, 3 bedroom home that has been beautifully updated. Tax office shows 3,156 sq ft of living space. Guest house has one bedroom. Tax office shows 966 sq ft of living space. Several outbuildings including a very nice horse barn. Backup generator. Excellent fencing.

WATER: Submersible water well at the house and a windmill for stock water. Property is subject to the rules of the Panhandle Groundwater Conservation District.

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

PERSONAL PROPERTY: N/A

TAXES: TOTAL: \$ 3,232.35 base tax for 2023 with exemptions SCHOOL DISTRICT: Clarendon ISD

MINERALS: Subject to previous reservations of record, Seller will reserve none.

POSSESSION: Negotiable.


PRICE: \$1,100,000.00

OTHER DATA: This property was featured in the 1963 movie "Hud", and it is known locally as the "Hud House". The entire property has been very well cared for and has a great, scenic location. Amarillo is about 45 minutes away. Claude and Clarendon are both about 15 minutes away. This is a property that you truly must see to appreciate.

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

5069 County Road 24
Armstrong County, Texas, 151.65 AC +/-



 Boundary