

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Section 22 Donley County

LOCATION: From Alanreed, TX - go south on FM 291 approximately 2.3 miles to the northeast corner of the property. County Road B runs along the south side of the property. NOTE: The southeast corner of the property is on the east side of FM 291.

LEGAL DESCRIPTION: All of Section 22, Block E, D&P Ry. Co. Survey, Donley County, Texas.

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

TOPOGRAPHY: Varies from mild canyons to grass flats

IMPROVEMENTS: Very good barbed wire perimeter fencing with a barbed wire catch pen.

WATER: Solar powered submersible, two seep ponds.

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

PERSONAL PROPERTY: Portable panels at the catch pens are not included.

TAXES: TOTAL: \$ 514.39 paid for 2017 w/ag use exemption SCHOOL DISTRICT: Hedley ISD

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

POSSESSION: Property is owner operated. Possession is negotiable.

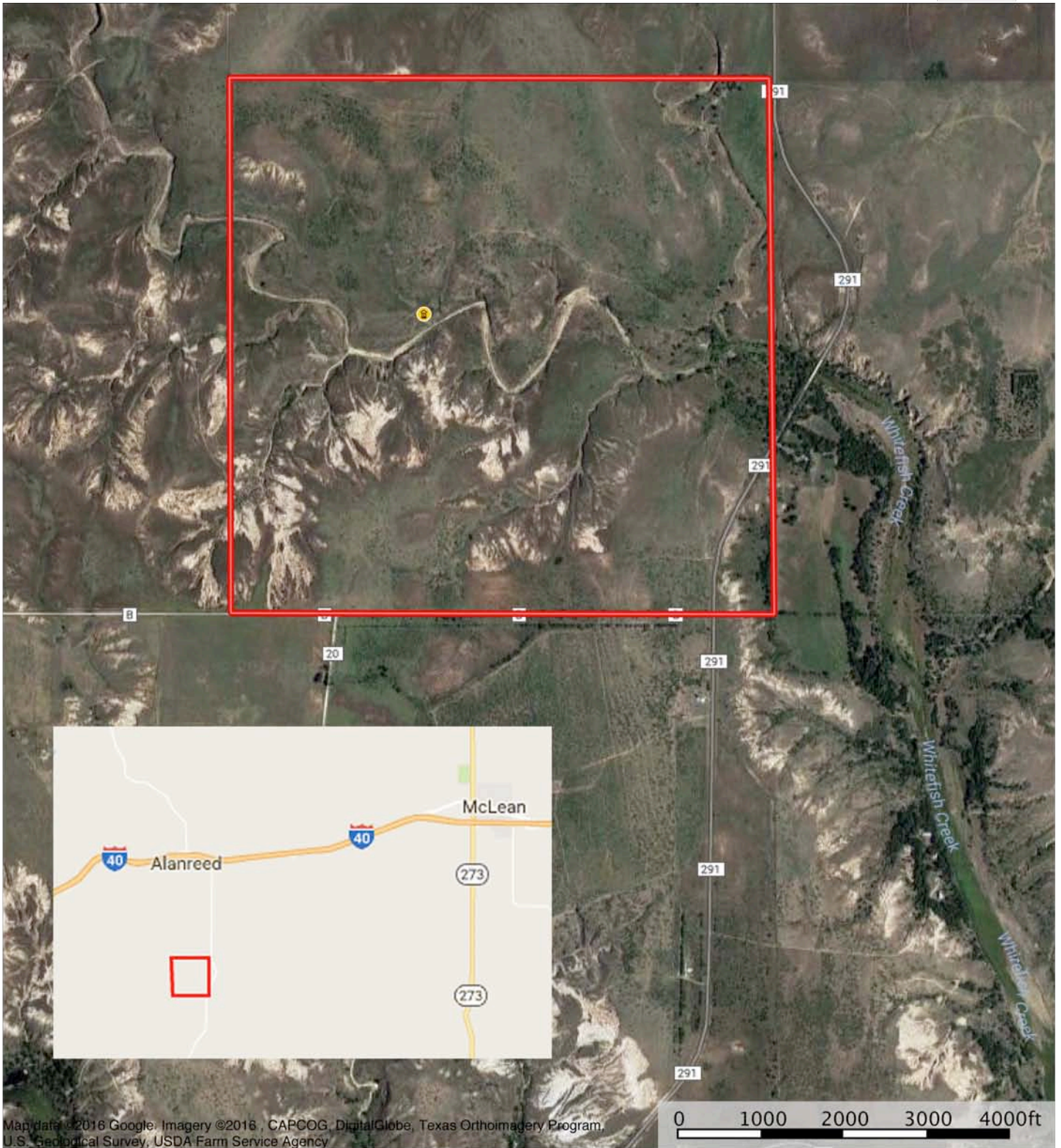
PRICE AND TERMS: \$975/acre (\$624,000)

OTHER DATA: Ideal cattle and recreational property with scattered mesquite, good tree cover in draws, located on pavement, only about 70 miles from Amarillo. Deer, bird, and turkey hunting.

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

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Donley County, Texas, 640.0 AC +/-



 Solar Well  Boundary