

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: 3811 CR 18, Hedley, TX

LOCATION: From Lelia Lake, go south on FM 1754 approximately 2.6 miles to the end of the pavement, then west on CR W about 1/3 of a mile, then south on CR 18 approximately 3/4 mile to the northeast corner of the property.

LEGAL DESCRIPTION: 345.07 acres, more or less, in Sections 91 and 93, Block C-6, GC&SF Ry Co Survey, Donley County Texas (complete legal description on file)

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

TOPOGRAPHY: Rolling, sandy grassland

IMPROVEMENTS: 3 bedroom, 1 bathroom house with central heat & air
Double garage and sheds, partially fenced

WATER: 2 water wells with electric submersibles (only the house well is currently used)

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

PERSONAL PROPERTY: 2 game feeders will be included with the sale

TAXES: TOTAL: \$ 791.65 SCHOOL DISTRICT: Clarendon ISD
for 2017 w/ag exemptions

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

POSSESSION: Upon closing.

PRICE AND TERMS: \$1,075/acre (\$370,875)

OTHER DATA: This would be a great weekend place with a comfortable home, bird and deer hunting. All within an easy drive to Amarillo.

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

