

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: 9047 Oscar Road

LOCATION: 9047 Oscar Road, Claude, TX -- From Claude, go south on Hwy 207 approximately 8 miles to FM 1258, then 6 miles west on FM 1258 to County Road 9, then 1 mile south on CR 9 to the NW corner of the property. From Amarillo, from FM 1258 (Pullman Road) & I-40, follow FM 1258 south & east for approximately 27 miles to CR9, then 1 mile south on CR9 to the NW corner of the property.

LEGAL DESCRIPTION: 5,412.64 acres in Armstrong County, Texas. Survey on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	5,412.64		210.5	5,202.14

TOPOGRAPHY: Flat, open land on top to dramatic canyon land with Salt Fork draw and several other canyon tributaries. There is roughly 800 feet change in elevation on this property.

IMPROVEMENTS: A recently remodeled 2 story ranch home with 4 bedrooms and 2 1/2 bathrooms. The oversized 2 car garage has a finished 2nd story loft. 40x80 metal shop building with attached 30x80 shed roof, catch pens in canyon.

WATER: 4 windmills and 2 submersibles, with pipelines to additional tanks. Several earthen tanks.

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

PERSONAL PROPERTY: None.

TAXES: TOTAL: \$ 7,011.01 SCHOOL DISTRICT: Claude ISD
for 2018 w/ag exemptions

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

POSSESSION: Property is owner operated, possession is negotiable.

PRICE AND TERMS: \$1,100 / acre (\$5,953,904) Seller will consider owner financing for 20 years at 5% interest with approved credit and \$1,000,000 down payment.

OTHER DATA: This ranch is a great combination of productivity and recreation, with flat farmland, open grassland, amazing canyon views, and accessible canyon land. This is a unique opportunity to purchase a ranch of this size, quality, and location. Deer, sheep, quail, coyotes, bobcats and hogs are common with a record Auodad taken on this ranch. The grass has been rested for several years and is in very good shape.

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

