

## WHITAKER REAL ESTATE

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### FARM & LAND DESCRIPTION

**IDENTITY:** Lake Creek Property

**LOCATION:** From Lelia Lake, TX, go E-SE on Hwy 287 approximately 2.5 miles to County Road 20, then north on CR 20. Property lays west of CR 20 and begins just a short distance north of the railroad crossing. See property map.

**LEGAL DESCRIPTION:** On file in office.

ACREAGE:	TOTAL	IRRIGATED FARMLAND	IRRIGATED GRASSLAND	GRASSLAND
	578.384 +/-	81 +/-	198 +/-	299 +/-

**TOPOGRAPHY:** Flat to rolling with Lake Creek winding through the property.

**IMPROVEMENTS:** Excellent fencing & crossfencing, steel pens w/ circle and hydraulic chute  
30 x 60 metal barn ( 15 x 30 enclosed and 45 x 30 shed)  
500 gal septic system at barn  
Reinke model 2065 pivot, covers 54 acres +/-  
Reinke model 65g pivot, covers 27 acres +/-  
Valley pivot, covers 123 acres +/- planted to Bluestem (pivot not used in 3 years)  
2016 Zimmatic pivot, covers 75 acres +/- planted to Bluestem

**WATER:** 2 submersible wells  
2 irrigation wells with GM V-6 motors  
Property is subject to the rules of the Panhandle Groundwater Conservation District.

**UTILITIES:** ELEC: Yes NATURAL GAS: Yes PROPANE:  
There are two 30 amp outlets at the barn and one 30 amp outlet at the spring fed pond.

**PERSONAL PROPERTY:** The hydraulic chute, all of the irrigation equipment, and pivots are included with the sale.

**TAXES:** TOTAL: \$ 2,353.17 base taxes for 2021 SCHOOL DISTRICT: Clarendon ISD  
w/ag use exemption

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

**POSSESSION:** Possession of the cultivated acres will be given upon harvest of the growing crops.  
Possession of the grassland is negotiable.

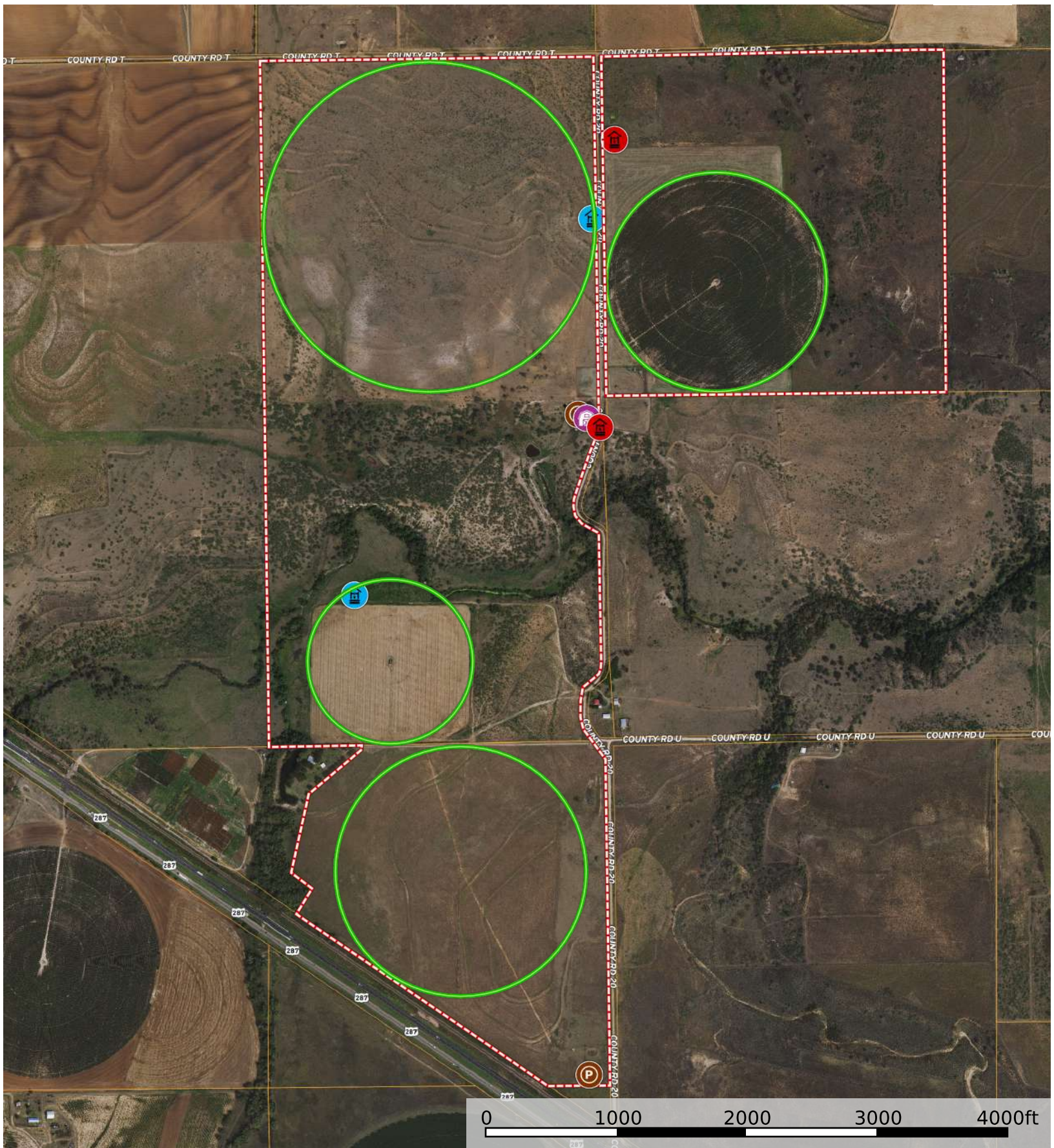
**PRICE:** \$2,197,859.20 (\$3,800.00 per acre)

**OTHER DATA:** This is an extremely productive property as well as an excellent recreational property with live water, trees, and good populations of deer, & turkey.  
This property is subject to deed restrictions.

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

# Ritter

Donley County, Texas, 578.384 AC +/-



- Domestic Well
- Well
- Barn
- Pens
- Boundary
- Pivot