

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: 13546 Co. Rd G, Lakeview, TX

LOCATION: From Lakeview, go about 1/2 mile east on Hwy 256 to Co. Rd. 16, then south on CR 16 to Co. Rd. G, then east on CR G for 1/2 mile to the property.

LEGAL DESCRIPTION: Complete legal description on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	39.6	20		19 +/-

TOPOGRAPHY: Sandy, rolling to flat land.

IMPROVEMENTS: 3 bedroom frame house w/ 1,902 sq ft (per Hall Co. Appraisal District), central heat & air, metal roof. Sprinkler system for front yard. 3 carports - 1 of which is large enough for an RV. Shed w/attached storage trailer.

WATER: Domestic submersible for the sprinkler system. Brice/Leslie rural water line for the house.

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

PERSONAL PROPERTY: Refrigerator and stove will be included with the sale.

TAXES: TOTAL: \$ 355.41 SCHOOL DISTRICT: Memphis ISD
for 2014 w/ ag & over 65 exemptions

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

POSSESSION: Negotiable.

PRICE AND TERMS: \$115,000

OTHER DATA: Country home, tucked back in with lots of trees. About 1/2 of the acreage is wooded, and deer & quail frequent the front yard. Great for a weekend getaway home, very secluded. The CRP pays \$669 per year through 2020. *We also have a 650 acre recreational property nearby listed for sale, and this home could be a great hunters lodge*

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

