

Whitaker Real Estate

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FARM & LAND DESCRIPTION

IDENTITY: Fortress Cliff Ranch

LOCATION: Amarillo, TX - From the intersection of Pullman Road (FM 1258) and Interstate 40 (at exit #77), follow Pullman Road south and east approximately 18 miles to Goathead Road, then south on Goathead Road approximately 2.3 miles to ranch entrance.

LEGAL DESCRIPTION: New survey on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	2024.98 +/-			2024.98 +/-

TOPOGRAPHY: Varies from flat open grassland to rolling grassland to scenic canyons.

IMPROVEMENTS: Large, unique ranch house (see attached improvement description)
Bunkhouse
Cowshed
Steel corrals w/ alley and loading ramp.

WATER: 1 submersible water well
3 windmills

UTILITIES:	ELEC:	Yes	NATURAL GAS:	PROPANE:	Yes
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PERSONAL PROPERTY: N/A

TAXES:	TOTAL: Unknown. Property has not been assessed.	SCHOOL DISTRICT: Canyon ISD
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MINERALS: Seller will retain any minerals owned.

POSSESSION: Upon closing.

PRICE AND TERMS: \$2,700,000 (\$1,333.35 / acre)

OTHER DATA: This is a truly unique property with varied terrain, beautiful views of Palo Duro Canyon State Park, and a diverse wildlife population, all located within about 25 minutes of Amarillo. Property will be subject to a Conservation Easement.

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



Texas Geospatial Program

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Fortress Cliff Ranch
Property Improvements Description

House General Features

- 5,752 sq. ft. +/- (according to appraisal district)
- Stucco & Stone exterior
- Metal Roof
- 4 Bedrooms
- 5 Full Bathrooms, 1 – ¾ Bath, 1 – ½ Bath
- 3 Stone Wood Burning Fireplaces with Custom Mantels
 - 2 have custom Fire Screens
 - 1 set up with gas logs
- Security System
- Audio Speakers Inside & Outside
- Hookups for Stacked Washer & Dryer in 2 Guest Suites
- Extensive Saltillo Tile Floors
- Tankless Hot Water Heaters
- Breakfast Nook
- Large Dining Room
- Mud Room
- Ceiling fans in bedrooms, except Bunkhouse
- 55 kw generator and 15 kw generator (for backup electrical power) with underground propane tank
- 2 Car Garage with large storage rooms

Kitchen Features

- Viking Appliances – Double Ovens, Warming Oven, Microwave, 6 Burner Gas Stove
- Subzero Refrigerator
 - 2 Subzero Freezer drawers with Ice Maker
- GE Trash Compactor
- Disposal
- GE Dishwasher
- Custom Double Sink
- Overhead Stove Top Hood
- Granite Counters
- Wood Floor
- Walk-In Pantry
- Wood Cabinets

Library/Bar Features

- Stone Bar Top, Sink, Wood Cabinets with Glass Panels & Lights, 2 Fisher & Paykel Dishwashers, Ice Maker

Trophy Room Features

- 30' Vaulted Exposed Beam & Wooden Trimmed Ceiling, 6 Double French Doors, Custom Ironwork Stair Railways and Guard Rail in Loft

Office Area Features

- Built in Stone Counter Tops and Wood File Storage Drawers

Utility Room Features

- Sink, Custom Cabinets, Hookups for 2 dryers, 1 washer

Outdoor Kitchen/Yard Features

- Entertaining area on Covered Flagstone Patio with Stone Counter Top, Copper Sink, Lighting, Built-in Gas Grill
- Sprinkler System
- Split Rail and Iron Fence around yard
- Landscaping
- Sunken Fire Pit

Bunkhouse Features

- Stucco Exterior, Metal Roof, Saltillo Tile floors, 1 bedroom, $\frac{3}{4}$ bathroom, kitchen has GE Cooktop/Oven, Tankless Water Heater