

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: Hwy 287 Farm

LOCATION: Amarillo, Tx - Go east on I-40 to Hwy 287 split, stay right onto Hwy 287, property lays on south side of Hwy 287 and begins approximately 1 mile after I-40 split (or 6/10 mile east of Parsley Road). The south end of the property fronts on 34th street.

LEGAL DESCRIPTION: 246.267 acres out of Section 36, Block 2, AB&M Survey, Potter & Randall Counties, Texas. Current survey on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	246.267 +/-			All grassland

TOPOGRAPHY: Flat to slightly sloping, open grassland.

IMPROVEMENTS: Perimeter fencing - new on north, south & east sides - west side has been rebuilt

WATER: No water well on property.

UTILITIES:	ELEC:	yes	NATURAL GAS:	PROPANE:
------------	-------	-----	--------------	----------

PERSONAL PROPERTY: None

TAXES:	TOTAL: \$ 657.06 2010 w/ag exemptions	SCHOOL DISTRICT: Highland Park ISD & Canyon ISD
--------	--	--

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

POSSESSION: At closing.

PRICE AND TERMS: \$1500/acre (\$369,400)

OTHER DATA: Very suitable for farming, grazing, or home in the country with easy commute to Amarillo. DCP program payment should be approximately \$2054. NOTE: Preliminary engineering and permitting has been done for an access driveway on Hwy 287. This may need to be updated depending on date of installation.

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

