

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: 5348 CR 20, McLean TX 79057

LOCATION: From Alanreed, TX - go south on FM 291 and continue onto CR 20 a total of approximately 10 miles. Subject property lays on the east side.

LEGAL DESCRIPTION: The north 1/2 of Section 25, Block C-8, GC&SF Ry. Survey, Donley County, Texas, and containing 320 acres, more or less.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	320 +/-			All

TOPOGRAPHY: The western half of the property is rolling grassland and the eastern half has several tree lined draws and canyons.

IMPROVEMENTS: Barn, garage, and a storm cellar. There is an old house but it is in ruin and has no value. Good perimeter fencing.

WATER: Two electric submersibles and two ponds.

UTILITIES:	ELEC:	Yes	NATURAL GAS:	PROPANE:
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PERSONAL PROPERTY: None

TAXES:	TOTAL: \$ 913.74 for 2018 w /ag exemption	SCHOOL DISTRICT: Hedley
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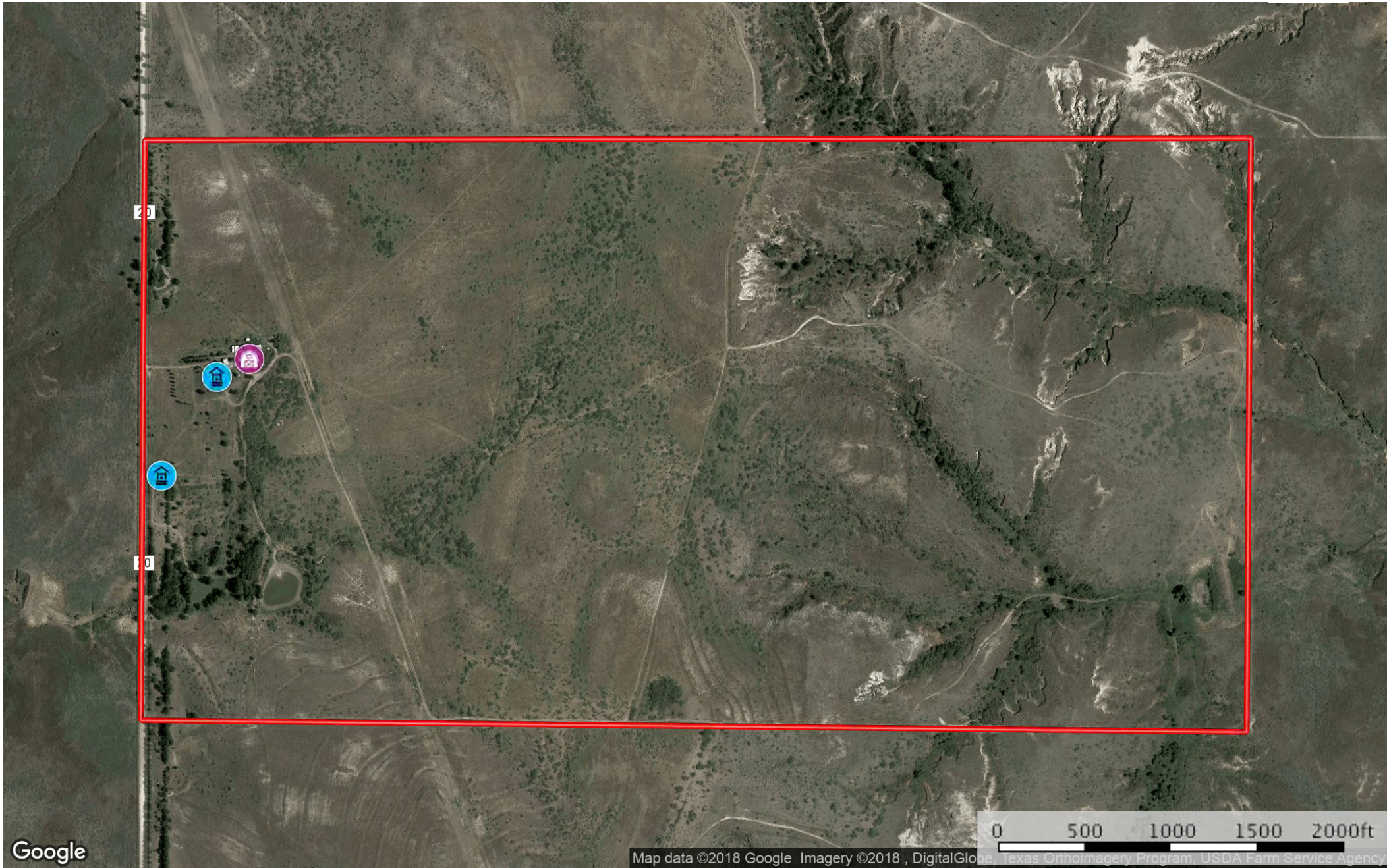
MINERALS: Subject to previous reservations, Seller will reserve none.

POSSESSION: Subject to a grazing and hunting lease through August 1, 2020.

PRICE: \$475,000 (\$1,484.38/acre)

OTHER DATA: This property is an excellent recreational property that offers both hunting and fishing. Has a good barn and a garage for storage. Just needs some TLC and cleanup to make this a really prime place.

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



-  Electric Well
-  Barn
-  Boundary