

**WHITAKER REAL ESTATE**

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**FARM & LAND DESCRIPTION**

**IDENTITY:** Gipson Half

**LOCATION:** McLean, TX - go south on SH 273 for approximately 8.5 miles, then west on County Road E for 2 miles to the entry gate.

**LEGAL DESCRIPTION:** The South 160 acres of Section 4, Block 29, H&GN Survey; and the North 160 acres of Section 84, Block E, D&P Survey; all in Donley County, Texas.

|                 |              |            |                     |                  |
|-----------------|--------------|------------|---------------------|------------------|
| <b>ACREAGE:</b> | <b>TOTAL</b> | <b>CRP</b> | <b>DRY FARMLAND</b> | <b>GRASSLAND</b> |
|                 | 320 +/-      | 108 +/-    |                     | 212 +/-          |

**TOPOGRAPHY:** Rolling grassland, several canyons.

**IMPROVEMENTS:** Perimeter fencing, except a few watergaps, most in good shape. One small shed.

**WATER:** Domestic well w/solar pump.

|                   |              |     |                     |                 |
|-------------------|--------------|-----|---------------------|-----------------|
| <b>UTILITIES:</b> | <b>ELEC:</b> | Yes | <b>NATURAL GAS:</b> | <b>PROPANE:</b> |
|-------------------|--------------|-----|---------------------|-----------------|

**PERSONAL PROPERTY:** None.

|               |                  |                                     |                         |            |
|---------------|------------------|-------------------------------------|-------------------------|------------|
| <b>TAXES:</b> | <b>TOTAL: \$</b> | 509.28 for 2018 w/ag-use exemptions | <b>SCHOOL DISTRICT:</b> | McLean ISD |
|---------------|------------------|-------------------------------------|-------------------------|------------|

**MINERALS:** Surface only.

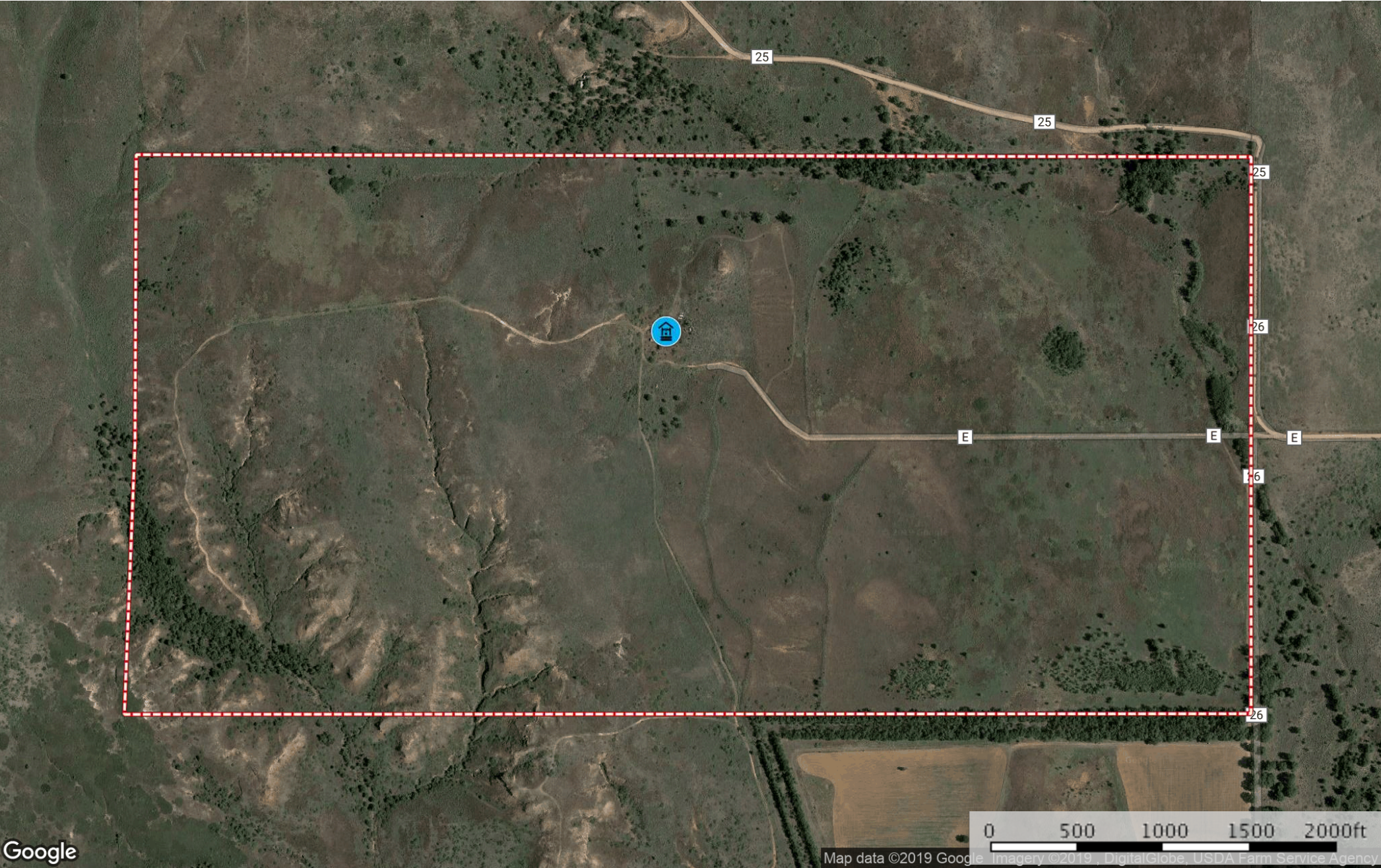
**POSSESSION:** Upon closing and funding.

**PRICE AND TERMS:** \$1,200/acre (\$384,000) Price is firm, as per certified appraisal.

**OTHER DATA:** This is a recreational place with a varied terrain, and good cover for bird and deer hunting. Located just over an hour from Amarillo. The CRP is bid at \$30.06/acre (\$3,252/year) and expires 9/30/2020. Notice: There is an access easement along the east property line for about 1/4 mile to a neighboring property.

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

Gipson Half  
Donley County, Texas, 320 AC +/-



 Well  Boundary