

**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: Spear Property

LOCATION: Memphis, TX - go east on SH 256 approximately 4 miles to FM 3032, then south on FM 3032 about 1/2 mile, then west on County Road C for one mile to County Road 28, then about 1/2 mile south on County Road 28 to the northwest corner of the property.

LEGAL DESCRIPTION: On file in office.

|          |        |       |              |           |
|----------|--------|-------|--------------|-----------|
| ACREAGE: | TOTAL  | CRP   | DRY FARMLAND | GRASSLAND |
|          | 190+/- | 189.7 |              |           |

TOPOGRAPHY: Rolling grassland.

IMPROVEMENTS: Excellent fencing on two sides.

WATER: There is not a working water well on the property.

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

PERSONAL PROPERTY: None.

TAXES: TOTAL: \$ 619.56 for 2019 w/ag use exemption SCHOOL DISTRICT: Memphis ISD

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

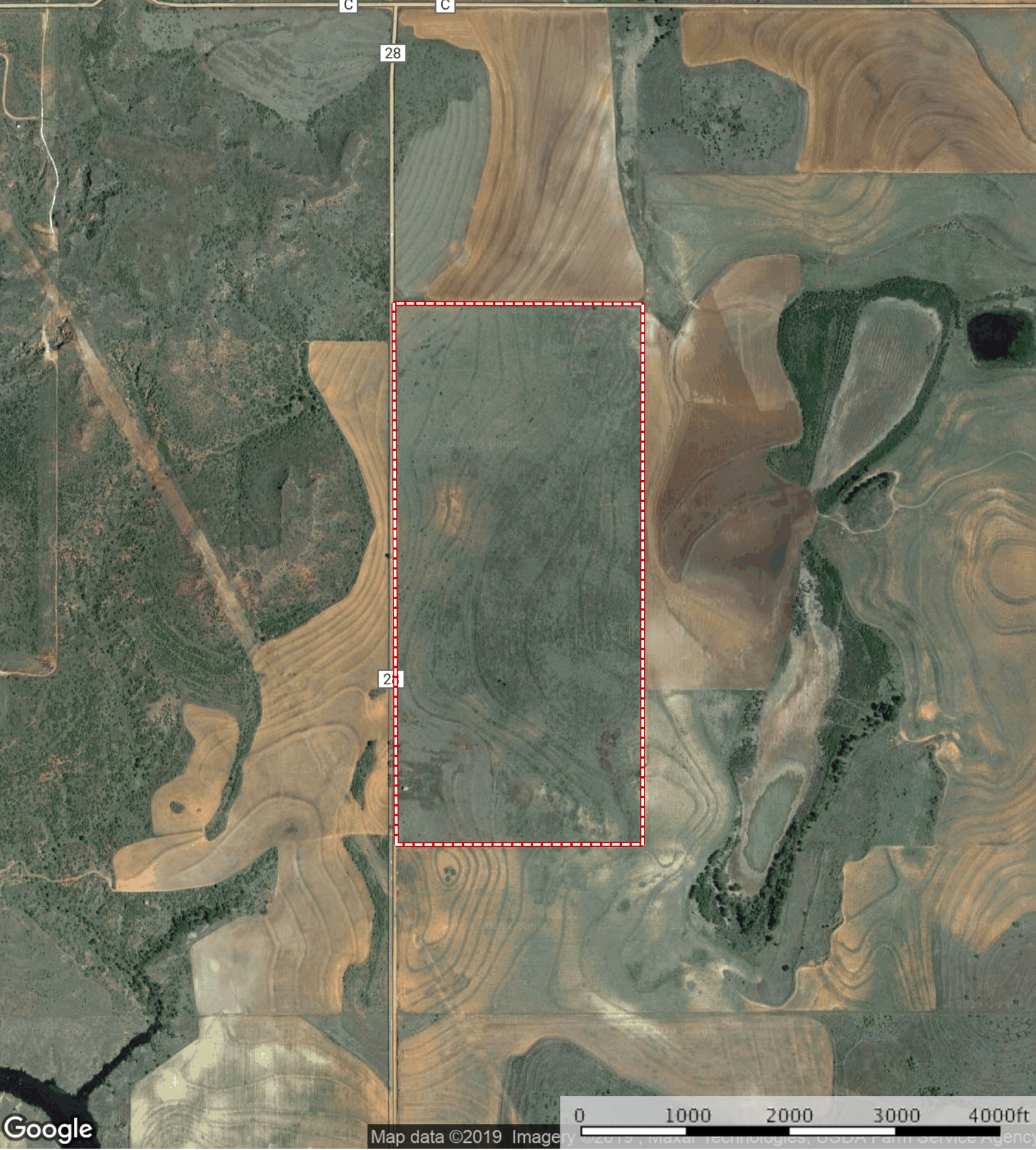
POSSESSION: Upon closing.

PRICE AND TERMS: \$1,100/ac (\$209,000)

OTHER DATA: Rolling grass with good cover for deer, quail, and pigs. The CRP is bid in at \$43.88/acre (\$8,324/yr) and expires 9-30-22.

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

**Spear Property**  
Hall County, Texas, 190 AC +/-



Boundary