

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Turn Bow Place

LOCATION: Shamrock, TX - go west on the I-40 access road approximately 2.3 miles to FM 2474, then north on FM 2474 to CR Z, then 1/2 mile west on CR Z to the southeast corner of the property. CR Z continues for 1/2 mile along the south edge of the property.

LEGAL DESCRIPTION: The SW/4 of Section 67, Block 17, H&GN Ry. Co. Survey, Wheeler County, Texas.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	160 +/-			160 +/-

TOPOGRAPHY: Slightly rolling grassland.

IMPROVEMENTS: Perimeter fencing in mostly good condition.

WATER: City water is available on the property.
2 dirt tanks, one of which appears to hold water very well.

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

TAXES:	TOTAL: \$	174.63	For 2019 w/ag-use exemptions.	SCHOOL DISTRICT: Shamrock ISD
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MINERALS: Subject to previous reservations, Seller will reserve none.

POSSESSION: Possession will be upon closing and funding.

PRICE: \$176,000 (\$1,100/acre)

OTHER DATA: Nice grassland place with good access, good fences, water setup, and a few trees around an old homesite.

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

Turn Bow Place
Wheeler County, Texas, 160 AC +/-



 Boundary