

**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: Emmert Place

LOCATION: Twitty, TX - go west on FM 592 for 1 mile from SH 83. This is the northeast corner of the property.

LEGAL DESCRIPTION: Section 5, Block A-8, H&GN Ry. Co. Survey, Wheeler County, Texas.

ACREAGE:	TOTAL	DRY FARMLAND	IRRIGATED FARMLAND	GRASSLAND
	640 +/-	235 +/-		405 +/-

TOPOGRAPHY: Flat to rolling terrain. The farmland has not been farmed in a couple of years. There is an old gypsum quarry that is no longer in service in the southeast portion of the property.

IMPROVEMENTS: Metal barn with office and bathrooms.  
Steel pens.  
Perimeter fencing.

WATER: City water is available on the property.

UTILITIES:	ELEC:	Yes	NATURAL GAS:	PROPANE:
------------	-------	-----	--------------	----------

PERSONAL PROPERTY: N/A

TAXES:	TOTAL: \$ 10,896.59 For 2019 w/ag-use exemptions.	SCHOOL DISTRICT: Shamrock ISD
--------	---	-------------------------------

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

POSSESSION: Possession will be upon closing and funding.

PRICE: \$448,000 (\$700/acre)

OTHER DATA: Paved frontage along the north side, county road along the west and south sides. Centrally located barn and pens.

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

**Emmert Place**  
Wheeler County, Texas, 640 AC +/-

