

# WHITAKER REAL ESTATE

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## FARM & LAND DESCRIPTION

IDENTITY: Bradley Place

LOCATION: Shamrock, TX - go east on the I-40 access road approximately 1.7 miles to CR 18, this is the southwest corner of the property. CR 18 extends up the west side of the property, I-40 access road runs along the south edge, and CR 19 extends up the east side of the property.

LEGAL DESCRIPTION: Section 59, Block 17, H&GN Ry. Co. Survey, Wheeler County, Texas.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	612.163 +/-			612 +/-

TOPOGRAPHY: Rolling grassland with several draws in the northern part of the property. Scattered trees with more concentrated in the draws.

IMPROVEMENTS: Perimeter fencing in good condition.  
Small set of pens and shed.  
Nice metal barn with concrete floor.

WATER: City water is available on the property, as well as one windmill.  
There is a nice dirt tank in the southwest portion of the property.

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

TAXES:	TOTAL: \$	346.27	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.

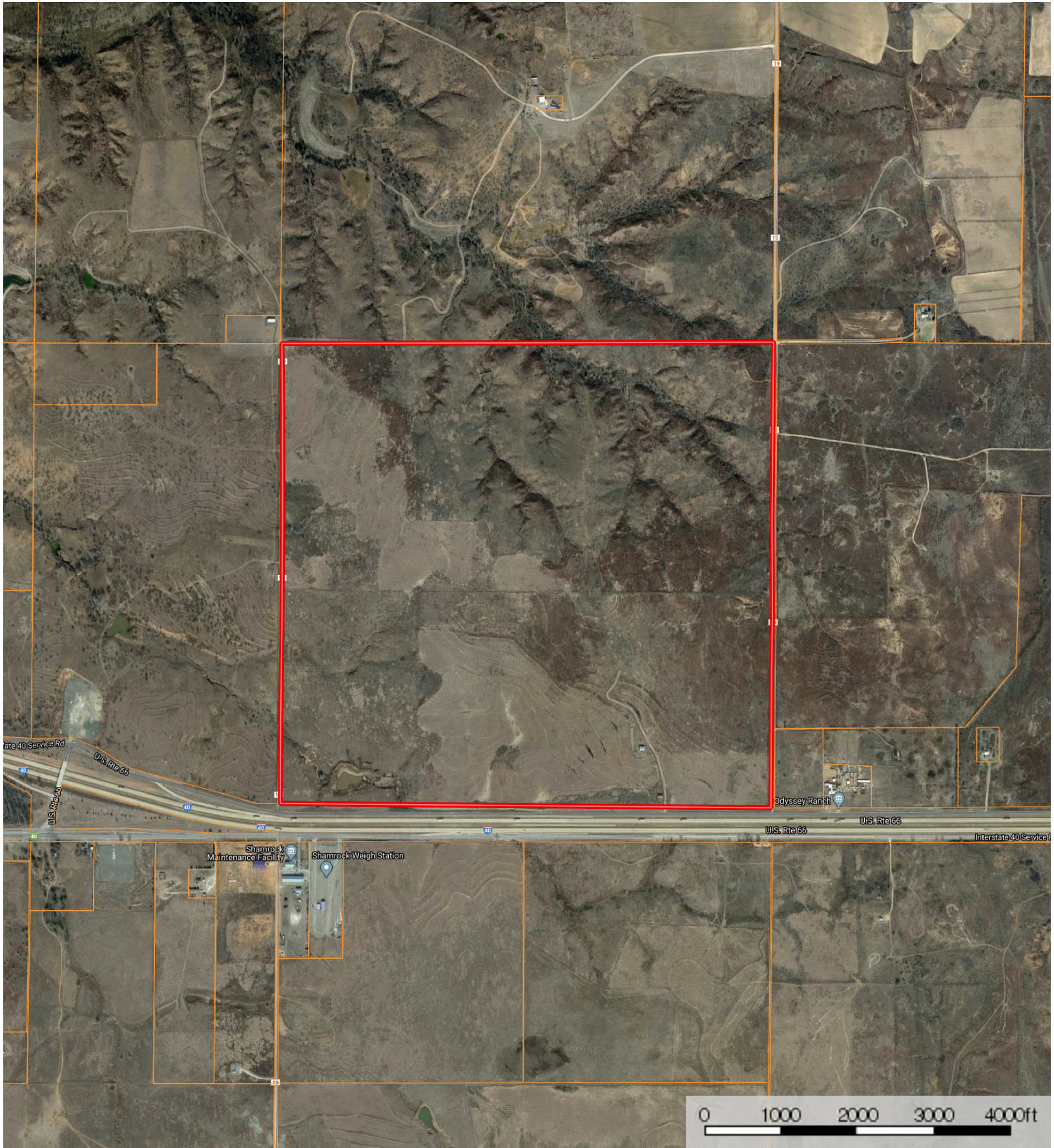
PRICE: \$550,947 (\$900/acre)


OTHER DATA: This property has a good combination of open grassland, rolling into some scenic draws. Nice barn, great access, good fences and water setup. Would be a good cattle place or homesite.

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



**Bradley Place**  
Wheeler County, Texas, 612.163 AC +/-



 Boundary