

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: Holmes Place

LOCATION: Lela, TX - (between McLean and Shamrock) Exit 157 on I-40, then go south on FM 1547 for 3 miles to County Line Road. Property lays to the south of County Line Road and west of FM 1547.

LEGAL DESC: All of the West Half (W/2) and the Northeast Quarter (NE/4) and the West One Half of the Southeast Quarter (W/2 SE/4) of Section 11, Block 17, H&GN Ry. Co. Survey, Collingsworth County, Texas.

ACREAGE:	TOTAL	IRRIGATED FARMLAND	DRY FARMLAND	GRASSLAND
	560 +/-			All

TOPOGRAPHY: Rolling grassland, tree lined draws, shelter belts, plum thickets.

IMPROVEMENTS: Perimeter fencing, corrals, old barn w/concrete floor

WATER: 1 7.5 hp electric submersible water well to fill the fish pond, 1 solar water well, 1 electric submersible water well near pens. Several other earthen tanks.

UTILITIES: ELECTRICITY: Yes NATURAL GAS: No PROPANE: No

PERSONAL PROPERTY: The portable panels that make up the corrals are included with the sale. The cattle squeeze chute belongs to the tenant and will be excluded.

TAXES: \$ 688.58 estimated tax for 2025 w /ag exemption

SCHOOL DISTRICT: Wellington ISD

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

POSSESSION: Property is leased for grazing. Possession is negotiable.

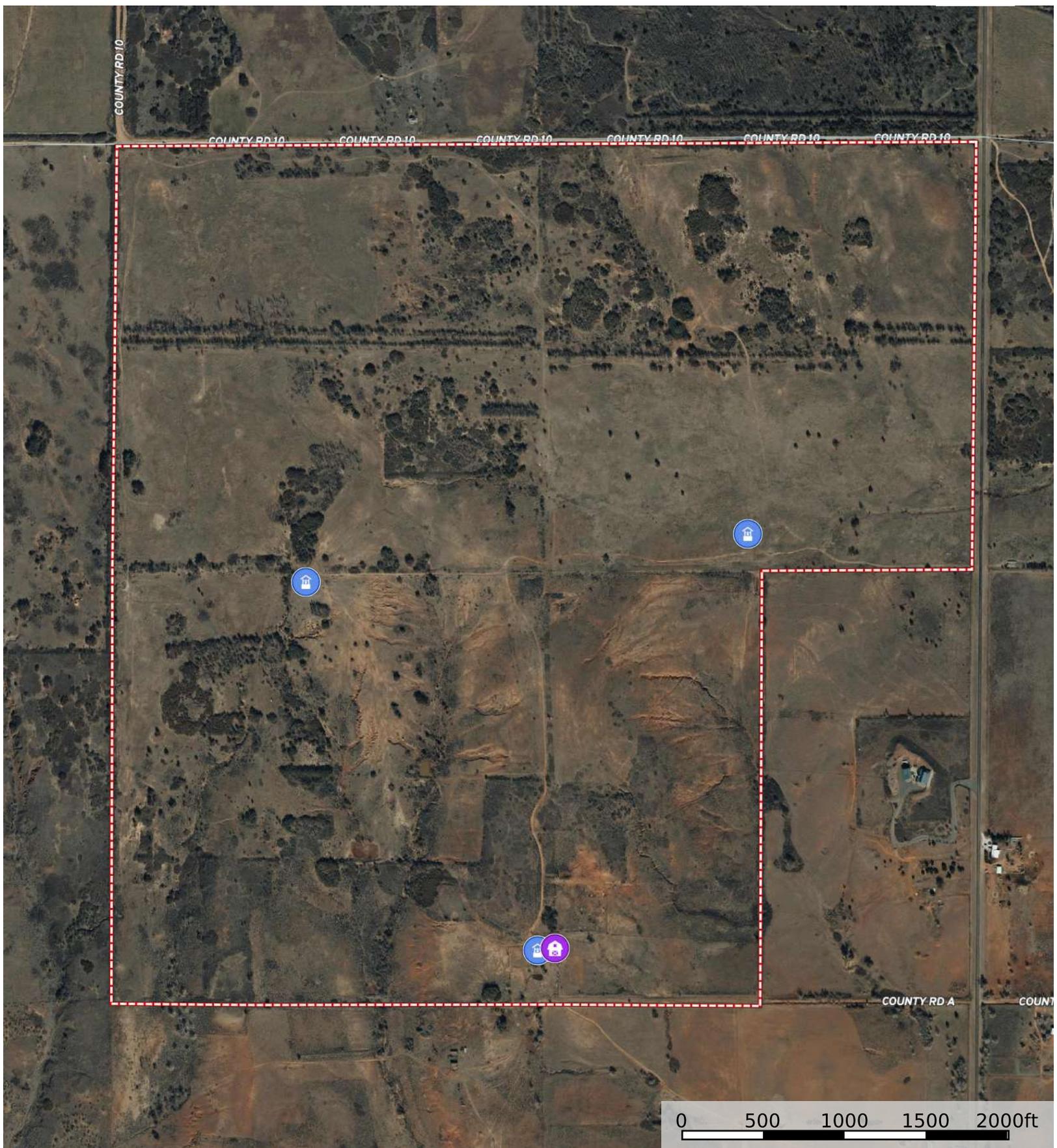
PRICE: \$1,725/acre (\$966,000.00)

OTHER DATA: This property is a great combination recreational/stock farm located on pavement just over an hour from Amarillo. Lots of trees and brush provide great cover for wildlife including white-tailed deer, turkey and quail. The stocked fish pond is supplemented by a water well for year round enjoyment.

The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal. Buyer's broker/agent must be identified on first contact with listing broker and accompany buyer for all site visits to be considered for brokerage fee sharing.

Holmes 560

Collingsworth County, Texas, 560 AC +/-



-  Barn
-  Well
-  Boundary