

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: 13135 CR H, McLean, TX 79057

LOCATION: From Alanreed, TX - go south on FM 291 and continue onto CR 20 for a total of approximately 1 miles to CR H. Subject property lays on the east side of CR 20 and the north side of CR H.

LEGAL DESCRIPTION: 331.5 acres in the south half of Section 25, Block C-8, GC&SF Survey, Donley County, Texas

ACREAGE:

TOTAL	CRP	DRY FARMLAND	GRASSLAND
331.5 +/-			All

TOPOGRAPHY: The western portion is rolling grassland and the eastern portion has several tree-lined draws and canyons.

IMPROVEMENTS: There is a 2 bedroom, 1 bathroom house. Detached garage in need of repair. Metal shop building, cattle shed and corrals. Barbed wire fencing.

WATER: There is an electric submersible pump for the house and stock water.

UTILITIES:

ELEC:	NATURAL GAS:	PROPANE:
Yes	No	Yes

PERSONAL PROPERTY: All appliances will stay. Two game feeders will be included.

TAXES:

TOTAL:	SCHOOL DISTRICT:
\$ 1,557.56 paid for 2024 w /ag exemption	Hedley ISD

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

POSSESSION: Property is owner occupied. Possession is negotiable.

PRICE: \$827,750.00

OTHER DATA: Located just over an hour drive from Amarillo. This is a great weekend getaway kind of place that offers both deer and bird hunting.

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.

13135 Co. Rd H
Donley County, Texas, 331.1 AC +/-

