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

DESCRIPTION:

ACREAGE: TOTAL CRP DRY FARMLAND GRASSLAND

331.5 +/-

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: Yes NATURAL GAS: No PROPANE: Yes

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

PROPERTY:

TAXES: TOTAL: \$ 1,557.56 paid for 2024 SCHOOL DISTRICT: Hedley ISD

w /ag exemption

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

POSSESSION: Property is owner occupied. Possession is negotiable.

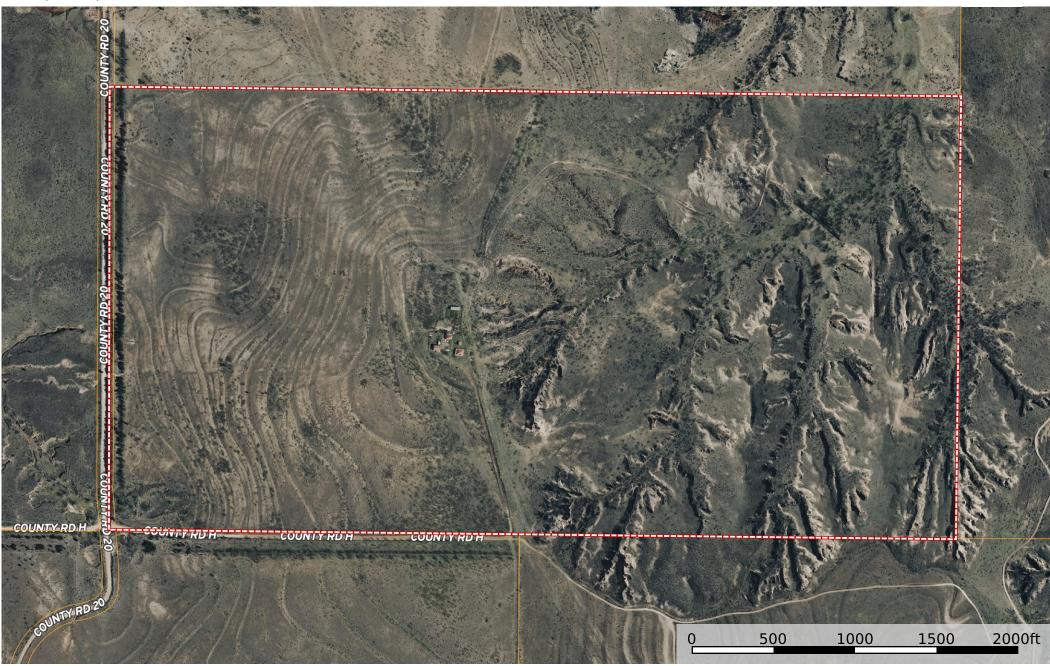
PRICE: \$827,750.00

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.

Donley County, Texas, 331.1 AC +/-





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