

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Collingsworth County Ranch

LOCATION: Shamrock, TX - go south on Hwy 83 approximately 12 miles to County Road I, then east on CR I for 2 miles to the intersection with CR 190. This is the northwest corner of the property.

LEGAL DESCRIPTION: All of Section 21, Block 16, and the N/2 of Section 30, Block 12, both in H&GN RR Survey, Collingsworth County, Texas, and containing 960 acres, more or less.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	960 +/-	432.4 +/-		527.6 +/-

TOPOGRAPHY: Rolling grassland with several draws.

IMPROVEMENTS: Fences that are in very good to new condition.

WATER: One solar well, one electric submersible, one windmill and numerous dirt tanks.
Note: There are 3 additional wells that are not in use.

UTILITIES:	ELEC:	Yes	NATURAL GAS:	No	PROPANE:	No
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PERSONAL PROPERTY: One deer feeder, and portable panels that make up a large set of pens.

TAXES:	TOTAL: \$ 1,100.97	paid for 2016 w/ag exemption	SCHOOL DISTRICT: Wellington ISD
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MINERALS: Seller to reserve one-half of any minerals owned by Seller.

POSSESSION: Property is owner operated, possession is negotiable.

PRICE AND TERMS: \$1,050/acre (\$1,008,000)

OTHER DATA: Property has two CRP contracts - 106 acres pays \$3,933 through 9/30/20 and 326.4 acres pays \$11,959 through 9/30/22 (total CRP is \$15,892). Rolling grassland is in excellent condition. Good tree cover and several draws allow this property to offer excellent deer and bird hunting. Owner will divide the property into two tracts, all of Section 21 or the N/2 of Section 30, price per acre is the same for either or both tracts.

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

