

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Carson County Farm

LOCATION: Located about midway between Groom & White Deer. Property lays just northwest of the intersection of FM 293 and FM 294.

LEGAL DESCRIPTION: The SE/4 of Section 92, Block 7, I&GN Survey, Carson County, Texas.

ACREAGE:	TOTAL	IRRIGATED FARMLAND	DRY FARMLAND	GRASSLAND
	154.98+/-	60+/-	95+/-	

TOPOGRAPHY: Slightly sloping to a draw that extends across the property.

IMPROVEMENTS: Excellent barbed wire perimeter fencing.
Pipe catch pens.

WATER: 2 electric submersibles provide water to the pivot and a large metal storage tank for the 2 stock tanks.

UTILITIES: ELEC: Yes NATURAL GAS: PROPANE:

PERSONAL PROPERTY: Valley pivot that covers 60 ac +/- and is nozzled at 185 gpm.

TAXES: TOTAL: \$ 669.15 SCHOOL DISTRICT: Groom ISD
for 2016 w/ag exemptions

MINERALS: Owner will not reserve any minerals, but believes they were all previously reserved.

POSSESSION: Owner operated. Possession upon closing.

PRICE AND TERMS: \$1,750/acre (\$271,215.00)

OTHER DATA: Great location w/pavement on two sides, good combination stock farm. Wind rights are included and there are turbines in the immediate area.

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

