

# WHITAKER REAL ESTATE

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## FARM & LAND DESCRIPTION

IDENTITY: CL & JS Properties, Inc.

LOCATION: From Lakeview, TX - (About 10 miles west of Memphis on Hwy 256) go north on FM 3517 approx. 3.2 miles to County Road 14 (3517 curves to the west), then one mile north on CR 14 to County Road C. This is the property entrance (gates are locked).

LEGAL DESCRIPTION: 650.6 acres in Hall County. Survey from Jan 2012 on file.

ACREAGE:	TOTAL 650.6 ac	CRP 260.3 ac	FOOD PLOTS 13+/- ac	GRASSLAND 377 +/- ac
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TOPOGRAPHY: Rolling grassland with several significant draws.

IMPROVEMENTS: Perimeter fencing.

WATER: 4 submersible water wells (3 electric and 1 solar)

UTILITIES:	ELEC: Yes	NATURAL GAS: No	PROPANE: No
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PERSONAL PROPERTY: None.

TAXES:	TOTAL: \$ 851.00 for 2014 w/ag-exemptions	SCHOOL DISTRICT: Memphis ISD
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MINERALS: Subject to previous reservations of record, Seller will reserve none.

POSSESSION: Upon closing.

PRICE AND TERMS: \$1,050/per acre (\$683,130.00)

OTHER DATA: Varied terrain with tree-lined draws and several food plots make this a really nice recreational property. The CRP pays \$9,045/year (\$8,117 through 2020 and \$928 through 2021).  
\*We also have a home with 39.6 acres located nearby offered as a separate sale.\*

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

