

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: LaGrone Property

LOCATION: Clarendon, TX - go east on Hwy 287 to FM 1260, then south and east on FM 1260 for 8.5 miles to the end of the pavement, then continue east onto CR Y for 3/4 mile to the northwest corner of the property.

LEGAL DESCRIPTION: The West 1/2 of Section 96, and the Northeast 1/4 of Section 97, both in Block C-6, GC&SF Survey, Donley County, Texas and containing 480 acres, more or less.

ACREAGE:	TOTAL	IRRIGATED FARMLAND	DRY FARMLAND	GRASSLAND
	480 +/-	40 +/-		440 +/-

TOPOGRAPHY: Farmland lays good, gentle breaks in southern portion.

IMPROVEMENTS: Fenced and cross-fenced, enclosed truck trailer for storage with shed, concrete pad & hookups for RV Metal corral

WATER: Windmill, 2 electric submersibles, irrigation well, dirt tank

UTILITIES: ELEC: Yes NATURAL GAS: Yes PROPANE:

PERSONAL PROPERTY: Irrigation equipment consisting of the pump, motor, gearhead, driveline and Zimmatic sprinkler are included with the sale. NOTICE: The plastic injection tank belongs to the tenant and will be removed.

TAXES: TOTAL: \$ 1,240.00 SCHOOL DISTRICT: Clarendon ISD
for 2013 w/ag exemption

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

POSSESSION: Negotiable

PRICE AND TERMS: \$1,100/acre (\$528,000)

OTHER DATA: Combination cattle, farming and recreational property, with deer, bird & hog hunting. Approximate driving time from Amarillo is 70 minutes.

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

