

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Morgan Property

LOCATION: From the west end of Samnorwood, TX, go north on Co. Rd. 140 for 2 miles to Co. Rd. G. This is the SW corner of the property. Co. Rd. 140 continues along the west side for 1 mile. You can then go east on Co. Rd. 2F along the north side of the property for 1/2 mile.

LEGAL DESCRIPTION: 294.603 acres in Section 55, Block 16, H&GN Survey, Collingsworth County, Texas. Metes and bounds description on file.

ACREAGE: TOTAL 294.603 +/- CRP DRY FARMLAND GRASSLAND All

TOPOGRAPHY: Rolling grassland, several draws.

IMPROVEMENTS: Fencing.

WATER: 2 Domestic wells - both need repair.
There is a Red River Water Authority line along the south edge of the property and a tap is believed to be available for a fee.

UTILITIES: ELEC: yes NATURAL GAS: no PROPANE: no

PERSONAL PROPERTY: None.

TAXES: TOTAL: \$280.00 SCHOOL DISTRICT: Samnorwood
proposed for 2012 with ag exemptions

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

POSSESSION: Upon closing.

PRICE AND TERMS: \$750.00 per acre (\$220,952.00)

OTHER DATA: Scenic grassland with some tree cover, should provide both deer and bird hunting.
NOTE: There is an electric transmission line under construction that runs along the west side of the property.

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

