

**WHITAKER REAL ESTATE**  
4600 Interstate 40 West Suite 101  
Amarillo, Texas 79106  
Office: (806) 356-6100  
Fax: (806) 356-6517  
Agent: Lewis Whitaker  
Mobile: (806) 679-1110  
www.whitakerrealestate.com

**FARM & LAND DESCRIPTION**

**NOTICE:** *There are dangerous dogs at this property. Do not get out of your vehicle if dogs are not penned.*

IDENTITY: Norris Property

LOCATION: 6760 FM 291  
From Alanreed, TX go north on FM 291 approximately 4.5 miles to McClellan Creek. Property lays on the east side.

LEGAL DESCRIPTION: 185.103 acres +/- in Section 22, AW Wallace Survey, Gray Co., TX, of which 12.08 acres are in Hwy ROW easement. Survey on file.

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

TOPOGRAPHY: Rolling terrain crossed by McClellan Creek.

IMPROVEMENTS: Very nice 3/3/2 brick home built in 1984, approximately 3346 sq. ft. plus 16x20 sunroom. All electric plus wood burning fireplace. 40x80 metal barn w/lean-to on east side. Storm cellar. Good fencing and metal pens. There is a mobile home which has not been lived in for a number of years and is not currently livable. Square footages provided by Gray CAD.

WATER: 2 Domestic wells, 1 irrigation well, McClellan Creek, and 2 ponds.

UTILITIES:	ELEC:	yes	NATURAL GAS:	Previous	PROPANE:	no
				line no longer in service.		

PERSONAL PROPERTY: Squeeze chute will be included with sale.

TAXES:	TOTAL: \$ 2,528.64 w/ag exemptions	SCHOOL DISTRICT: McLean ISD
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MINERALS: All minerals have been previously reserved.

POSSESSION: Negotiable - property is owner operated.

PRICE AND TERMS: \$695,000

OTHER DATA: This is a unique property with a well built, spacious home. Catfish pond, bass pond, McClellan Creek, lots of trees, good populations of turkey and deer. Located on pavement about 1 hour from Amarillo.

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

