

# WHITAKER REAL ESTATE

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## FARM & LAND DESCRIPTION

IDENTITY: Carrol Creek Ranch

LOCATION: From Interstate 40 & Exit 121 (Hwy 70 North), take County Road 7 south approximately 4.2 miles to the property entrance, on the east side of CR7.

LEGAL DESCRIPTION: On file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	2537.44 +/-			2537.44 +/-

TOPOGRAPHY: Mostly mild canyonland, small amount is flat grassland.

IMPROVEMENTS: Very nice 1 bedroom, 1 bathroom frame home, with enclosed porch, central h/a, fireplace. Several storage buildings, nice machinery barn, pipe corrals, fencing and cross-fencing (good portion of fence is nearly new).

WATER: 2 submersibles, 1 solar pump, 3 windmills, several ponds (some spring fed), Carrol Creek. The two ponds near the house are stocked with fish.

UTILITIES: ELEC: yes NATURAL GAS: PROPANE: yes

PERSONAL PROPERTY: 5,000 lb cake storage bin, WW hydraulic chute, 2 overhead fuel tanks, game feeders, hunting blind, and household appliances are included with the sale. (Furniture is negotiable)

TAXES: TOTAL: \$ 2,670.99 for 2009 w/ ag-use exemption SCHOOL DISTRICT: Clarendon ISD

MINERALS: All minerals and 1/2 wind royalty previously reserved, there is a wind lease in place.

POSSESSION: Negotiable (owner operated).

PRICE AND TERMS: \$1,250 / acre (\$3,171,800)

OTHER DATA: This ranch features very nice improvements, has had very good care and has terrific eye appeal. There is lots of game, fishing, some live water, and a very easy commute to Amarillo.

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

