

# 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

IDENTITY: Crawford Ranch - McLean, TX

LOCATION: Take Exit 142 at McLean, TX, then follow FM 3143 south and east from I-40 for 5 miles to Co. Rd. 30. This is the northwest corner of the property.

LEGAL DESCRIPTION: Sections 11 & 16, both in Block 23, H&GN Survey, Donley County, Texas and the SW/4 of Section 17, Block 23, H&GN Survey, Collingsworth County, Texas.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	1440 +/-			1440 +/-

TOPOGRAPHY: Some flatland, mostly rolling with mild canyons.

IMPROVEMENTS: Old farmhouse (not livable) and outbuildings that are considered to be of no value.  
Fencing - Exterior fencing ranges from fair to near new, interior fencing is only fair.

WATER: 1 submersible pump and 3 windmills  
Small spring in southeast corner of property (unknown whether seasonal or year-round)

UTILITIES: ELEC: yes NATURAL GAS: PROPANE: yes

PERSONAL PROPERTY: Propane tank is included with sale.

TAXES: TOTAL: \$ 1,909.30 for 2009 w/ag exemptions SCHOOL DISTRICT: McLean ISD

MINERALS: Subject to previous reservations of record, Seller will reserve one-half of any minerals Seller owns.

POSSESSION: Negotiable.

PRICE AND TERMS: \$875/acre (\$1,260,000)

OTHER DATA: This is an excellent recreational property with lots of tree cover, shin oak, and shinnery mots.  
Great place for deer, turkey and quail.

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

