

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: 190 acres on County Road 28

LOCATION: Memphis, TX - go east on SH 256 approximately 4 miles to FM 3032, then south on FM 3032 about 1/2 mile, then west on County Road C for one mile to County Road 28, then about 1/2 mile south on County Road 28 to the northwest corner of the property.

LEGAL DESCRIPTION: On file in office.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	190+/-	189.7		

TOPOGRAPHY: Rolling grassland.

IMPROVEMENTS: Excellent fencing on two sides.

WATER: There is not a working water well on the property.

UTILITIES: ELEC: No NATURAL GAS: No PROPANE: No

PERSONAL PROPERTY: None.

TAXES: TOTAL: \$ 428.78 SCHOOL DISTRICT: Memphis ISD
paid for 2017 with ag use exemption

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

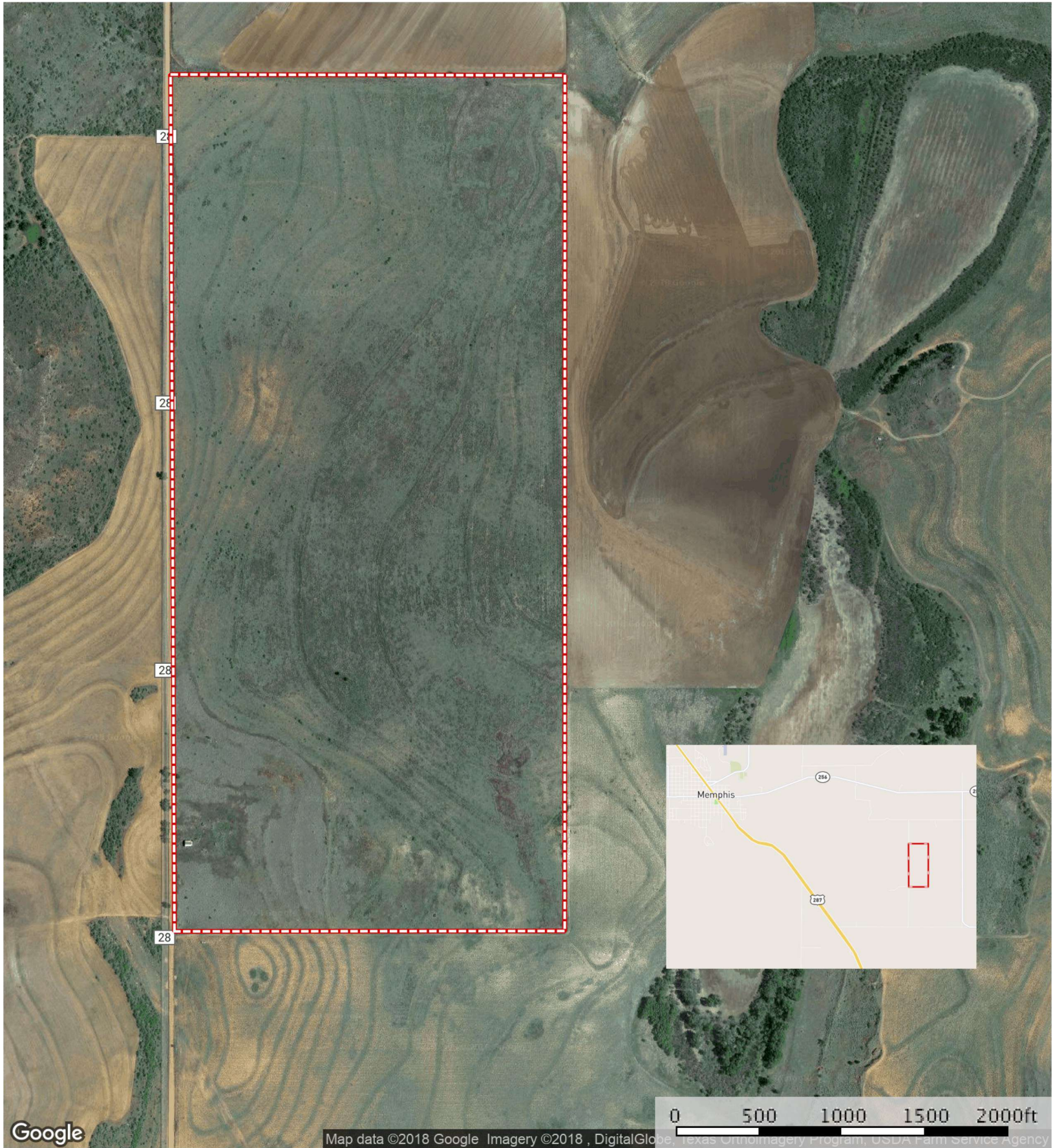
POSSESSION: Upon closing.

PRICE AND TERMS: \$900/ac (\$171,000)

OTHER DATA: Rolling grass with good cover for deer, quail, and pigs. The CRP is bid in at \$43.88/acre (\$8,324/yr) and expires 9-30-22.

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

190 ac on CR 28
Hall County, Texas, 190 AC +/-



Boundary