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FARM & LAND DESCRIPTION

IDENTITY: Paya 273 Ranch

LOCATION: McLean, TX - go south on Hwy 273 approximately 9 miles to the northwest corner of the property. (This is about 1/2 mile south of County Road E) Property lays on the east side of the highway.

LEGAL DESCRIPTION: 320 acre tract out of Section 74, Block E, D&P RR Co. Survey, Donley County, Texas. Survey on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	320±			All

TOPOGRAPHY: Rolling grassland with several draws.

IMPROVEMENTS: Fencing - all in very good condition.

WATER: Solar well and a large, wet-weather pond.

UTILITIES:	ELEC:	Yes	NATURAL GAS:	No	PROPANE:	No
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PERSONAL PROPERTY: Several game feeders are included with the sale.

TAXES:	TOTAL: \$	92.92	paid for 2017 w/Ag exemption	SCHOOL DISTRICT:	McLean ISD
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MINERALS: Subject to previous reservations of record, Seller will reserve none.

POSSESSION: Upon closing.

PRICE AND TERMS: \$1,125/ac (\$360,000)

OTHER DATA: Combination cattle and recreational place with numerous draws, big pond with lots of trees, and an easy drive to Amarillo.

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



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- Solar Well
- Pond / Tank
- Boundary