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: Williams 640

LOCATION: Shamrock, TX - go south on Hwy 83 approximately 12 miles to County Road I, then east on CR I for 2 miles to the intersection with CR 190. This is the northwest corner of the property.

LEGAL DESCRIPTION: All of Section 21, Block 16, H&GN RR Survey, Collingsworth County, Texas, and containing 640 acres, more or less.

ACREAGE:

	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	640 +/-	193.3 +/-		446.7 +/-

TOPOGRAPHY: Rolling grassland with several draws.

IMPROVEMENTS: Perimeter and cross fences that are in very good condition.

WATER: One electric submersible, one windmill and several dirt tanks.

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

PERSONAL PROPERTY: One deer feeder, and portable panels that make up a large set of pens.

TAXES: TOTAL: $ 779.05   paid for 2017 w/ag exemption   SCHOOL DISTRICT: Wellington ISD

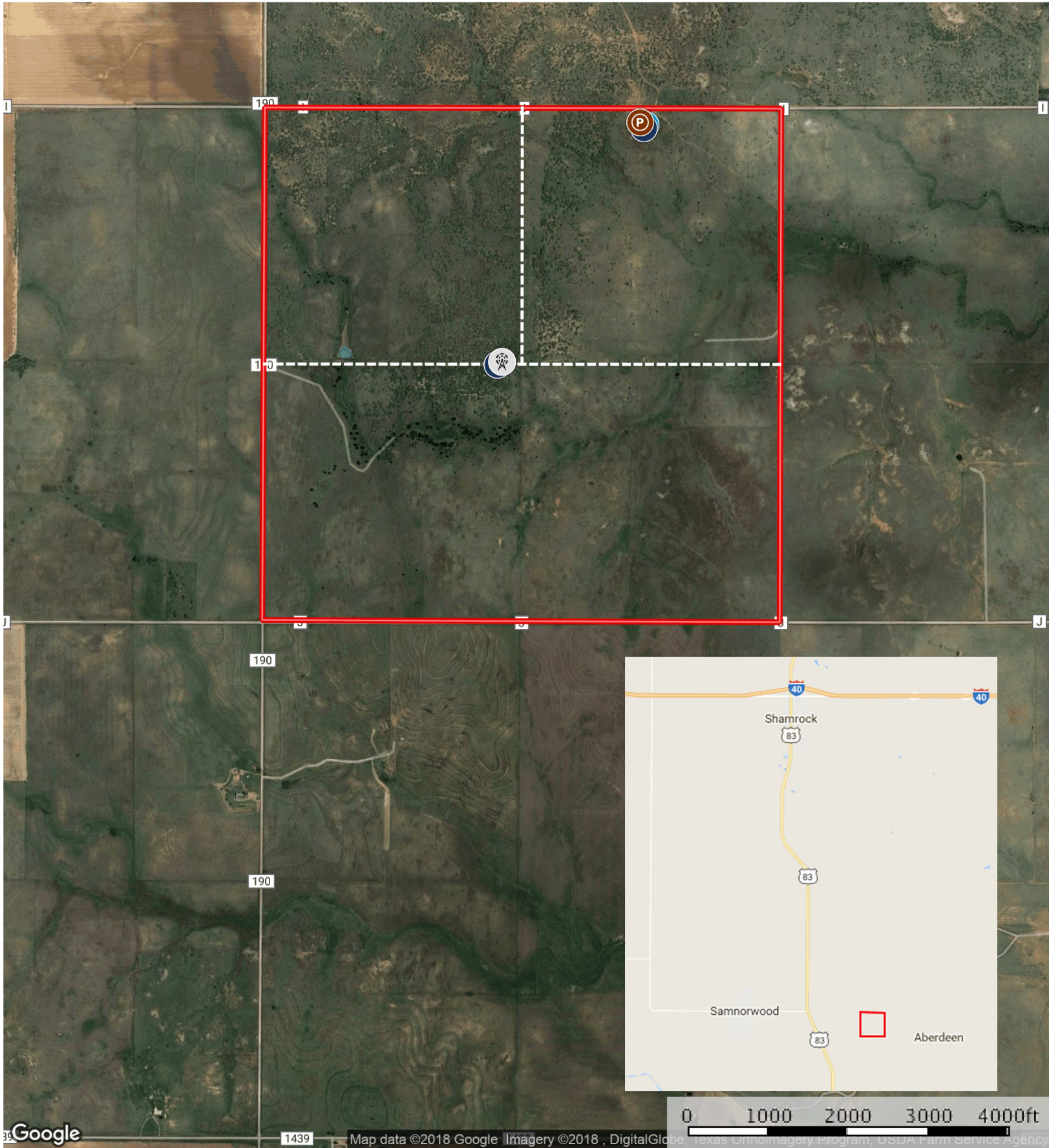**MINERALS:**   Subject to previous reservations of record, Seller will reserve none.

POSSESSION: The North 1/2 of the section is leased for grazing on a month to month basis. Possession can be given upon closing.

PRICE AND TERMS: $1,225/acre ($784,000)

OTHER DATA: Property has two CRP contracts - 106 acres pays $3,933 through 9/30/20 and 87.3 acres pays $3,198 through 9/30/22 (total CRP is $7,131). Rolling grassland is in excellent condition. Good tree cover and several draws allow this property to offer excellent deer and bird hunting. The CRP Is all in the south half of the section, so the north half is available for cattle grazing. Seller will offer either the Northwest 1/4 or the Northeast 1/4 separately at $1,250/acre, or the South 1/2 at $1,200/ac.

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

Williams 640

Collingsworth County, Texas, 640 AC +/-

190

190

190

1439

Google   Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Texas Orthoimagery Program, USDA Farm Service Agency

Inset map

I-40

Shamrock
83

83

Samnorwood
83

Aberdeen

0   1000   2000   3000   4000ft

Legend

Symbol	Label
P	Pens
Windmill	Windmill
Water Storage	Water Storage
Well	Well
Fence	Fence
Pond / Tank	Pond / Tank
Boundary	Boundary