

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Paya 256 Ranch

LOCATION: From Memphis, TX - go east approximately 2 miles on SH 256. The property lays on the south side of SH 256 with about 1 mile of paved frontage.

LEGAL DESCRIPTION: Legal description on file.

ACREAGE:	TOTAL 1,032+/-	CRP	DRY FARMLAND	GRASSLAND All
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TOPOGRAPHY: Rolling with mild canyon land. Jonah Creek is a tree lined canyon that comes in the NW corner of the property and extends through the property before exiting at the south end.

IMPROVEMENTS: Barbed wire perimeter fencing that is in good to excellent condition. One cross-fence that separates the property into two pastures.

WATER: 3 submersibles (1 solar and 2 electric), stocked fish pond, several seep areas. Jonah Creek often runs water in the cool season.

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

TAXES:	TOTAL: \$ 1,150.00 paid for 2017 w/ag exemptions	SCHOOL DISTRICT: Memphis ISD
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MINERALS: Subject to previous reservations of record, Seller will reserve none.

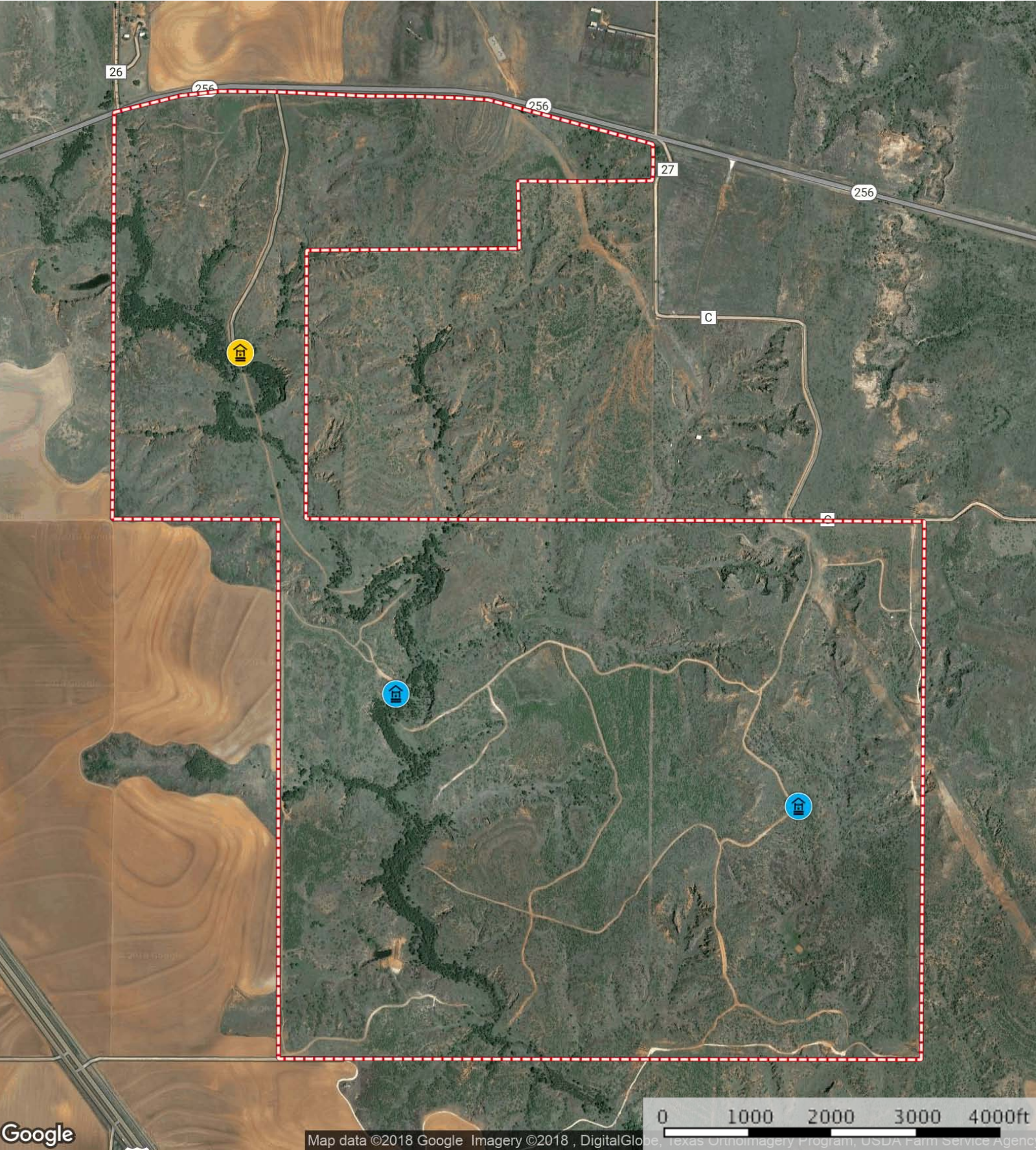
POSSESSION: Negotiable. Owner is currently grazing cattle on the property.


PRICE AND TERMS: \$1,050/acre (\$1,083,600)

OTHER DATA: Very desirable recreational property that offers both hunting and fishing. Paved frontage as well as other county road access. Approximately 80 miles from Amarillo.

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

Paya 256 Ranch
Hall County, Texas, 1032 AC +/-



 Solar Well  Electric Well  Boundary