

WHITAKER REAL ESTATE

4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Lewis Whitaker
Home: (806) 944-5451
www.whitakerrealestate.com

FARM & LAND DESCRIPTION

IDENTITY: Browder Farm

LOCATION: From I-27 at the Wayside exit, go east on FM 285 approximately 12 miles to Goathead Road, then south one mile on Goathead Road to Wayside Road, then east 1/2 mile on Wayside Road to the SW corner of the property.

LEGAL DESCRIPTION: The SE/4 of Section 186, Block M-9, JH Gibson Survey, Armstrong County, Texas.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	157.47 +/-	146.0 +/-		11 +/-

TOPOGRAPHY: Flat to slightly sloping toward SE corner.

IMPROVEMENTS: 3 bedroom, 1 3/4 bathroom home. This home is in need of major repairs and is not habitable in its present condition, and contributes very little, if any, to the property.
Perimeter fencing on 3 sides of the property.

WATER: Submersible well and pressure system. Also, two old irrigation wells which are not in use.

UTILITIES: **ELEC:** yes **NATURAL GAS:** **PROPANE:** yes

PERSONAL PROPERTY: None.

TAXES: **TOTAL:** \$ 1,277.93 w/ag-use exemptions **SCHOOL DISTRICT:** Claude ISD

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

POSSESSION: Upon closing and funding.

PRICE AND TERMS: \$120,000

OTHER DATA: CRP is bid at \$35.53/ac for a total payment of \$5,187/year with contract extended to 9/30/2022.

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

