

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Olson Farm

LOCATION: Located approximately 6 miles southwest of Panhandle, TX, or about 4.5 miles northwest of Conway. County Road J is on the west boundary, County Road 5 is on the south boundary, County Road K is on the east boundary, and County Road 6 is on the north boundary.

LEGAL DESCRIPTION: All of Section 10, Block 3, AB&M Survey, Carson County, Texas, and containing 640 acres +/-.

ACREAGE:	TOTAL 640 +/-	CRP 155.4	DRY FARMLAND 298.05+/-	GRASSLAND 186+/-
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TOPOGRAPHY: Flat to slightly sloping towards playa areas in the grass and CRP.

IMPROVEMENTS: Perimeter fencing in poor condition. An old set of dilapidated improvements that are beyond repair and need to be removed.

WATER: One electric submersible domestic well.

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

PERSONAL PROPERTY: None. The electric fence and 3 stock tanks belong to the tenant and will be removed.

TAXES: TOTAL: \$ 1,966.03 for 2018 w/ag exemptions SCHOOL DISTRICT: Panhandle ISD

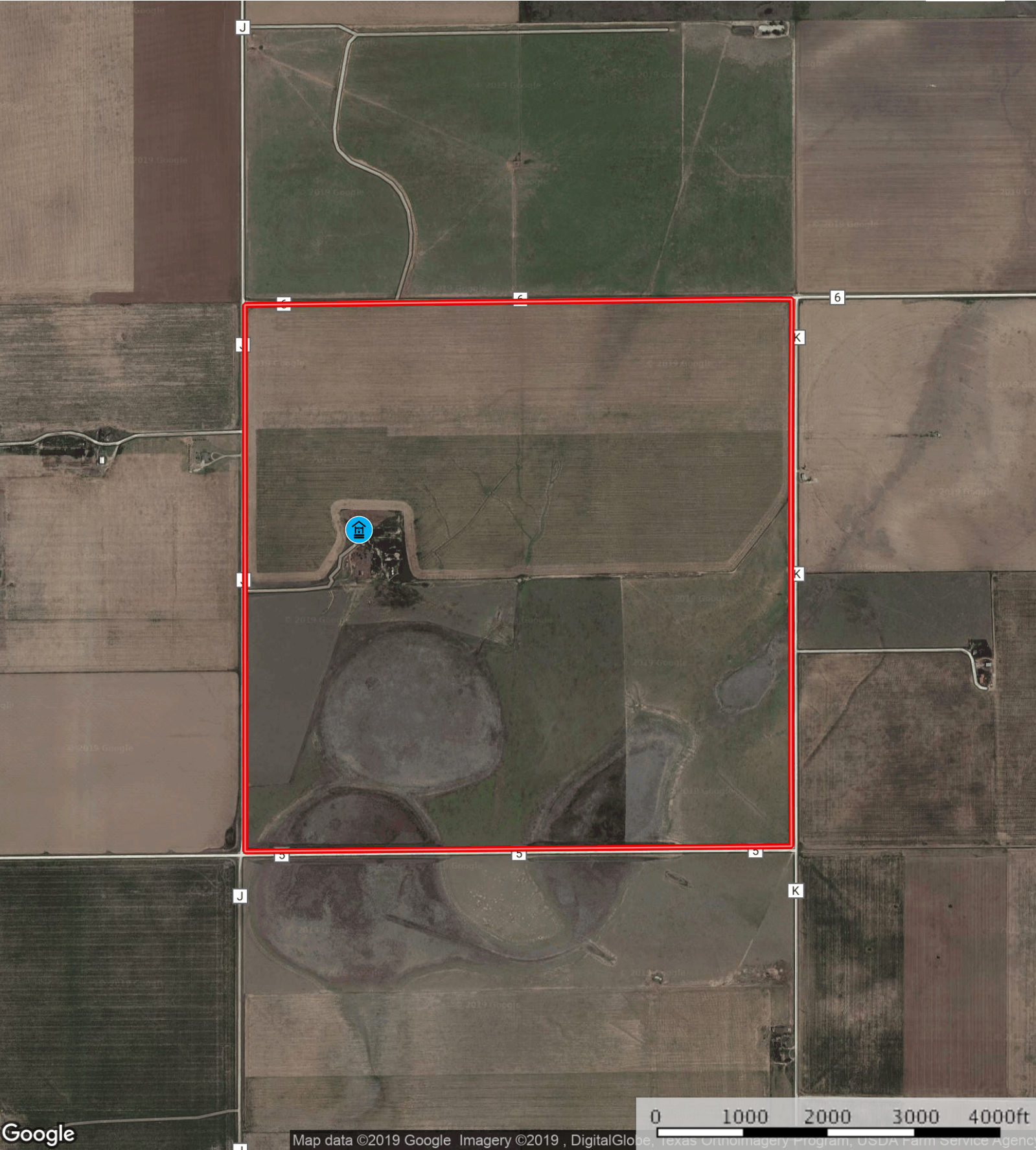
MINERALS: Subject to previous reservations of record, Seller will reserve none.



POSSESSION: Farmland is subject to a 1/3 owner - 2/3 tenant crop share lease through 8/15/19. Grassland is subject to a grazing lease through 7/10/19. Same tenant for both leases.

PRICE AND TERMS: \$600,000.00 (\$937.50/acre)

OTHER DATA: Good laying farmland and CRP in a very productive area. CRP pays \$37.31/acre or \$5,798/yr through 2025. Good access with county roads on 4 sides of the property. Easy access from I-40 or Highway 60.

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



 Electric Well  Boundary