

# WHITAKER REAL ESTATE

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## FARM & LAND DESCRIPTION

IDENTITY: Younger Ranch

LOCATION: Claude, TX - go approximately 10 miles west of Claude on FM 1151 to County Road 5 (Fairview), then south on CR 5 for 2 miles to the northwest corner of the property.

LEGAL DESCRIPTION: The N/2 and the SE/4 of Section 225, and all of Section 226, Block B-4, H&GN Ry Co Survey, Armstrong County, Texas and containing 1,120 acres, more or less.

|          |          |       |              |           |
|----------|----------|-------|--------------|-----------|
| ACREAGE: | TOTAL    | CRP   | DRY FARMLAND | GRASSLAND |
|          | 1,120+/- | 490.9 |              | 629+/-    |

TOPOGRAPHY: Mostly flat open grassland with several playas.

IMPROVEMENTS: Fencing and cross-fencing is mostly of T-post construction, some of which is recently rebuilt.  
NOTE: There is an old homestead that is in ruin and is of no value.

WATER: 2 electric submersibles and 1 windmill.

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

PERSONAL PROPERTY: None.

|        |  |                             |
|--------|--|-----------------------------|
| TAXES: | TOTAL: \$ 1,642.66 paid for 2018 w /ag exemption | SCHOOL DISTRICT: Claude ISD |
|--------|--|-----------------------------|

MINERALS: Seller to reserve 1/2 of minerals and 1/2 of wind rights that are owned by Seller. Note: Some have been previously reserved.

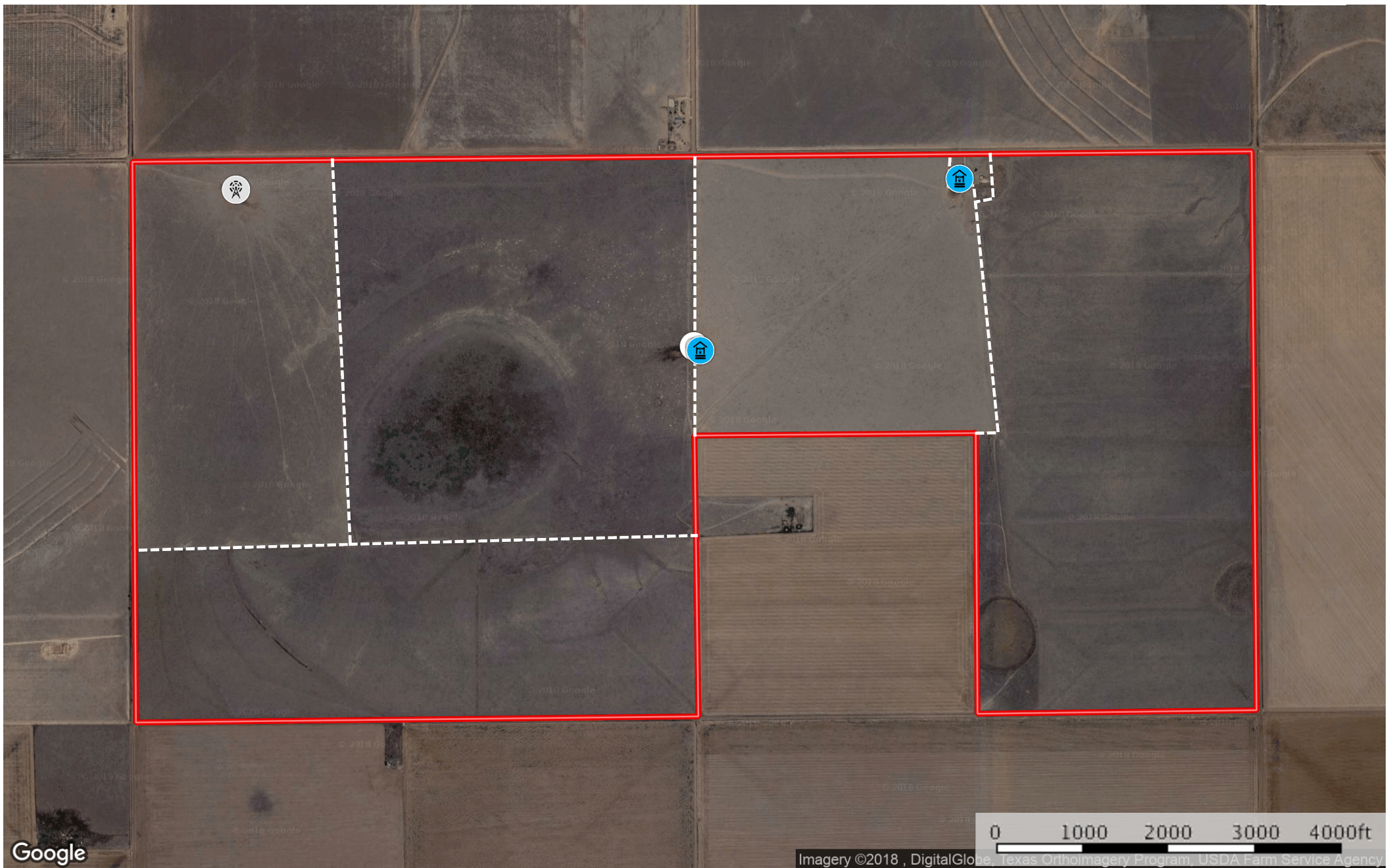
POSSESSION: Owner operated. The cattle may be purchased or will be removed.

PRICE: \$1,100/acre (\$1,232,000)

OTHER DATA: The CRP is bid in until 2022 and pays \$14,727 per year. A good percentage of the native grass would be suitable for farming. This land has been under the same family ownership for approximately 110 years.

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

**Younger Ranch**  
Armstrong County, Texas, 1120 AC +/-



- Windmill
- Well
- Trough
- Fence
- Boundary