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FARM & LAND DESCRIPTION

IDENTITY: 11828 E CR 34

LOCATION: Amarillo, TX - From I-40 and Pullman Road (FM 1258), go south on Pullman Road for one mile to 34th, then east on 34th approximately 4/10 mile to the Property. Lays on the south side of 34th.

LEGAL DESCRIPTION: Survey on file in office.

ACREAGE:

TOTAL	CRP	DRY FARMLAND	GRASSLAND
16.56 +/-			All

TOPOGRAPHY: Flat grassland.

IMPROVEMENTS: Very nice, one-owner brick home built in 1984, with 2 large bedrooms, 2.5 baths, 2 car garage, large office, fireplace, small basement with dry sauna, all in approximately 2,400 sq ft (per appraisal). There is also a 60' x 71' insulated metal building divided into a 2,460 sq ft shop and 1,740 sq ft party room per appraisal). The shop has 3 phase electricity, heater, and wood burning stove. Party room has a walk-in cooler, large kitchen, 3/4 bath, central HVAC. Several other storage buildings, small set of pens, pipe fencing.

WATER: One well with a 15hp submersible pump. Sprinkler system around house and out to barns.

UTILITIES:

ELEC:	Yes	NATURAL GAS:	PROPANE:

PERSONAL PROPERTY: The air compressor and wood burning stove in the shop are included with the sale. Most furniture in the house is available to purchase.

TAXES: TOTAL: $ 1,580.92   SCHOOL DISTRICT: Canyon ISD
                *paid for 2018 w/homestead, senior, & ag use exemptions
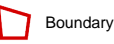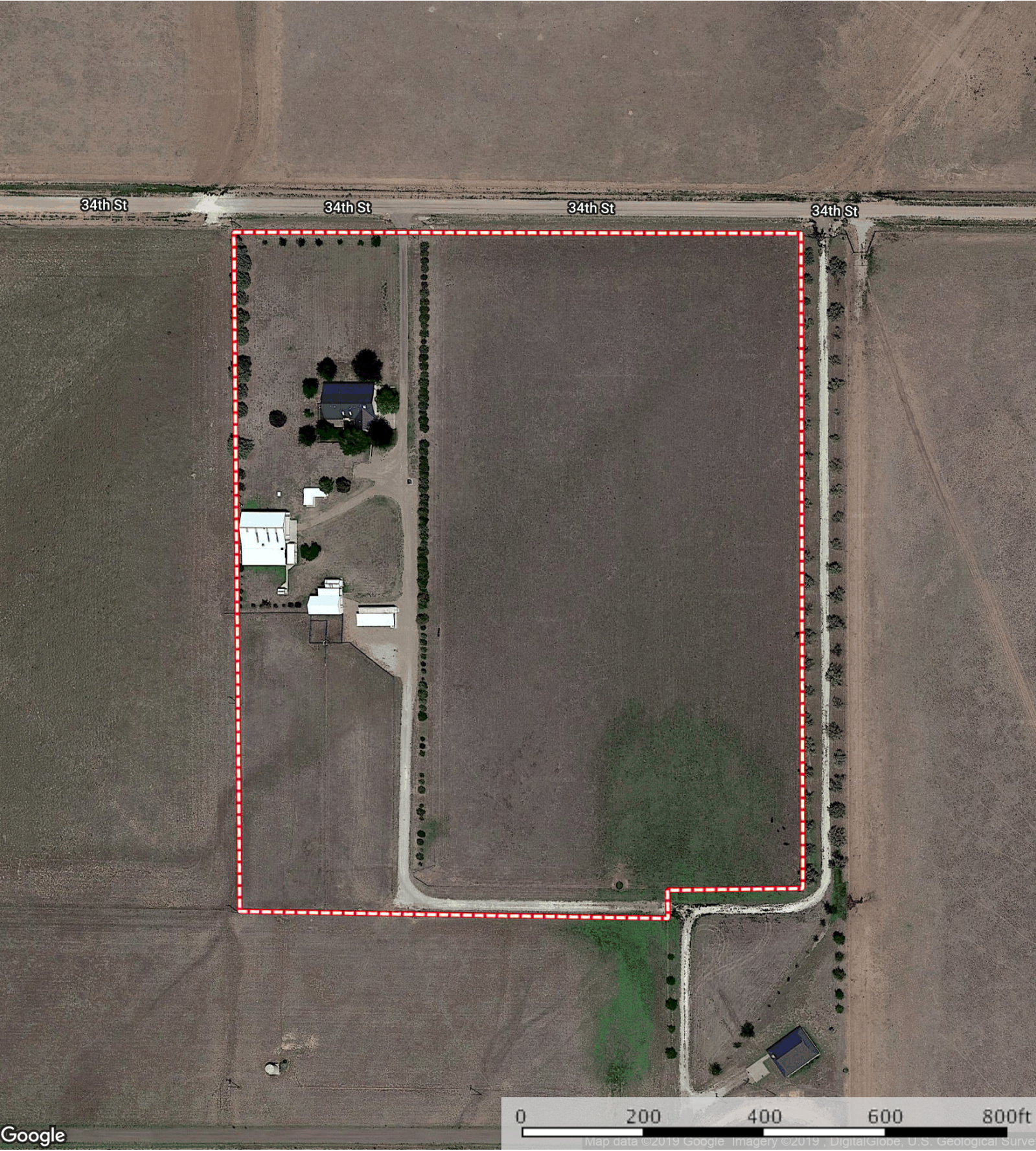
MINERALS: Subject to previous reservations of record, Seller will reserve NONE.

POSSESSION: Negotiable.

PRICE AND TERMS: $450,000 Price is firm based on recent appraisal.

OTHER DATA: This is a very nicely improved property that has been well maintained and has a great country location with easy access to Amarillo. Perfectly set up for entertaining large parties.

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

11828 E CR 34
Randall County, Texas, 16.56 AC +/-

34th St   34th St   34th St   34th St

Google

0   200   400   600   800ft

Map data ©2019 Google Imagery ©2019 , DigitalGlobe, U.S. Geological Survey

☐ Boundary

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