

WHITAKER REAL ESTATE

4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Lewis Whitaker
Mobile: (806) 679-1110
www.whitakerrealestate.com

FARM & LAND DESCRIPTION

IDENTITY: Moore County Farm

LOCATION: Dumas, TX -- go east on Hwy 152 to FM 1284 (approximately 5.5 miles from Hwy 87), this is the southwest corner of the property.

LEGAL DESCRIPTION: Section 240, Block 3-T, T&NO Survey, and part of Section 22, Block M-1, BC Campbell Survey, all in Moore County, Texas. New survey on file in office.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	893.81 +/-		735 +/-	158 +/-

TOPOGRAPHY: Flat, open farmland and grassland.

IMPROVEMENTS: Some perimeter fencing, most in poor condition.

WATER: 3 irrigation wells that have not been used in several years, condition is unknown.

UTILITIES:	ELEC:	Yes	NATURAL GAS:	PROPANE:
------------	-------	-----	--------------	----------

PERSONAL PROPERTY: None. All of the irrigation equipment (including any pumps, gearheads, or motors) belongs to the Tenant and will not be included with this sale.

TAXES:	TOTAL: \$ 2,784.56 paid for 2018 w /ag exemption	SCHOOL DISTRICT: Dumas ISD
--------	---	----------------------------

MINERALS: There is production on the property. Seller does own a percentage of the minerals and seller's minerals are included with this sale.

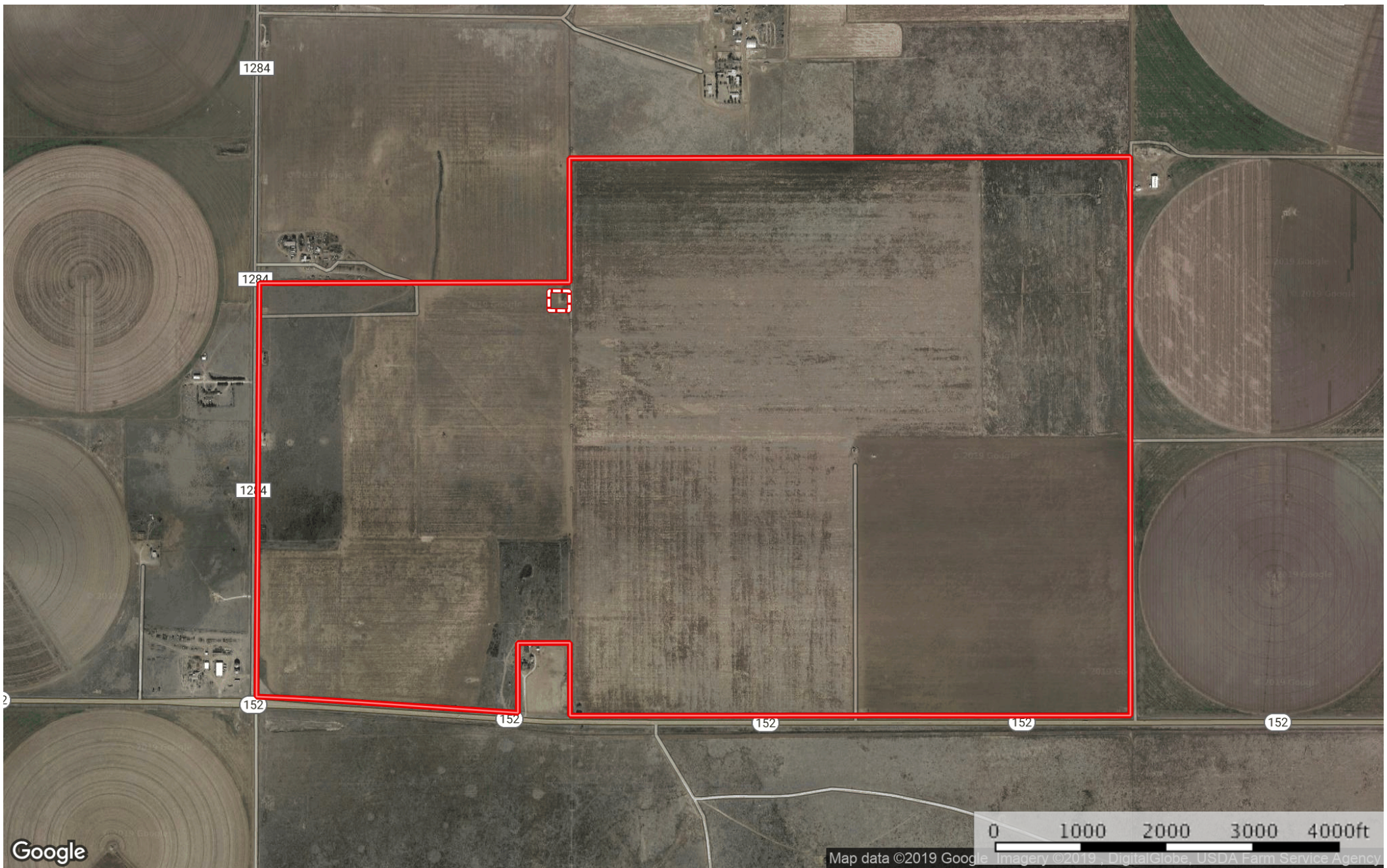
POSSESSION: Property is cash leased for farming and grazing for \$10,500/year. Lease renews July 31. Possession will be subject to the lease.

PRICE AND TERMS: \$950/acre (\$849,119.50)

OTHER DATA: This is a good laying farm in a very productive agricultural area. Paved frontage on two sides.

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

Moore County Farm
Moore County, Texas, 893.81 AC +/-



 Boundary  Boundary