



P.O. BOX 58227  
AMARILLO, TEXAS 79159  
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# FOR SALE

## CANADIAN RIVER 330

Tract 1 – 73 acres – \$3,800/ acre: \$277,400  
Tract 2 – 265 acres – \$3,200/ acre: \$848,000



## PROPERTY DESCRIPTION

**COUNTY:** Oldham

**LOCATION:** From Amarillo, 44 miles NW on FM 1061. 2 miles before reaching FM 385, turn right across the railroad track to the north to Co Rd. W. On Co Rd W turn left and follow the road alongside the property for 2 miles. This property's north boundary is the Canadian River. Property is within 3 miles of Boys Ranch.

**PROPERTY TYPE:** Dryland farm, grass

**ACRES:** Tract 1 – 73 Acres, Tract 2 – 265 Acres

**WATER:** 1 domestic well on property powered by an electric submersible pump provided by 3 phase electricity.

**IMPROVEMENTS:** 3 older Zimmatic sprinklers are on farm. Sprinklers have not been operated for several years. Several irrigation wells exist on property but are not in pumping condition.

**BEST USE:** This would make an excellent recreational property for a get away with its close proximity to Amarillo and the Canadian River. It would make a great dryland farm.