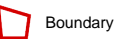
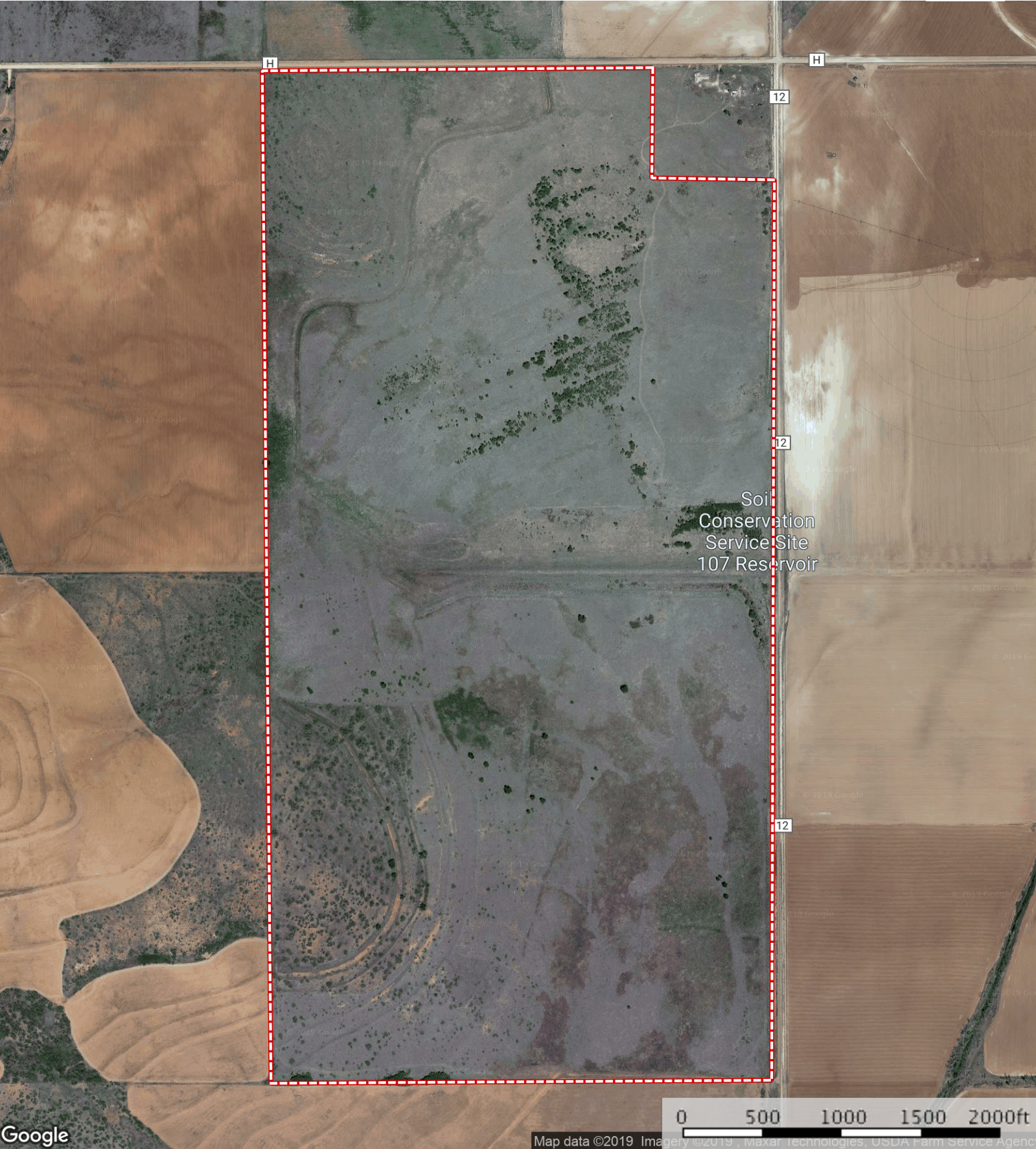


4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Lewis Whitaker
Mobile: (806) 679-1110
www.whitakerrealestate.com

IDENTITY:	Gardenhire 311					
LOCATION:	From Lakeview, TX - (about 10 miles west of Memphis, TX) go west on Hwy 256 for 2 miles to FM 657, then south on FM 657 for 2 miles to County Road H, then west on CR H for 1 mile to County Road 12. Subject property lays south of CR H and west of CR 12, less the acreage in the NE corner at the house.					
LEGAL DESCRIPTION:	The E/2 of Section No. 47, Block 2, T&P Ry. Co. Survey, Hall County, Texas, SAVE AND EXCEPT the acreage around the house. See metes and bounds description.					
ACREAGE:	TOTAL 311 +/-	CRP 263.5	DRY FARMLAND	GRASSLAND 47.5 +/-		
TOPOGRAPHY:	Rolling grassland, with several tree covered areas.					
IMPROVEMENTS:	Partially fenced.					
WATER:	Brice-Leslie water system line was previously used. Current condition is unknown.					
UTILITIES:	ELEC:	Yes	NATURAL GAS:	No	PROPANE:	No
PERSONAL PROPERTY:	None.					
TAXES:	TOTAL: \$	797.33	estimated for 2019 w /ag exemption	SCHOOL DISTRICT:	Memphis-Lakeview ISD	
MINERALS:	Subject to previous reservations of record, Seller will reserve none.					
POSSESSION:	Upon closing.					
PRICE AND TERMS:	\$287,675 (\$925/acre)					
OTHER DATA:	The CRP is bid at @39.84/ac/year for an annual payment of \$10,498.00. Program expires 9/30/22. This is an income producing property with deer, bird and hog hunting. There is a flood control dam and series of terraces that help enhance the habitat for wildlife while helping prevent erosion.					

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

Gardenhire 311
Hall County, Texas, 311 AC +/-



Boundary