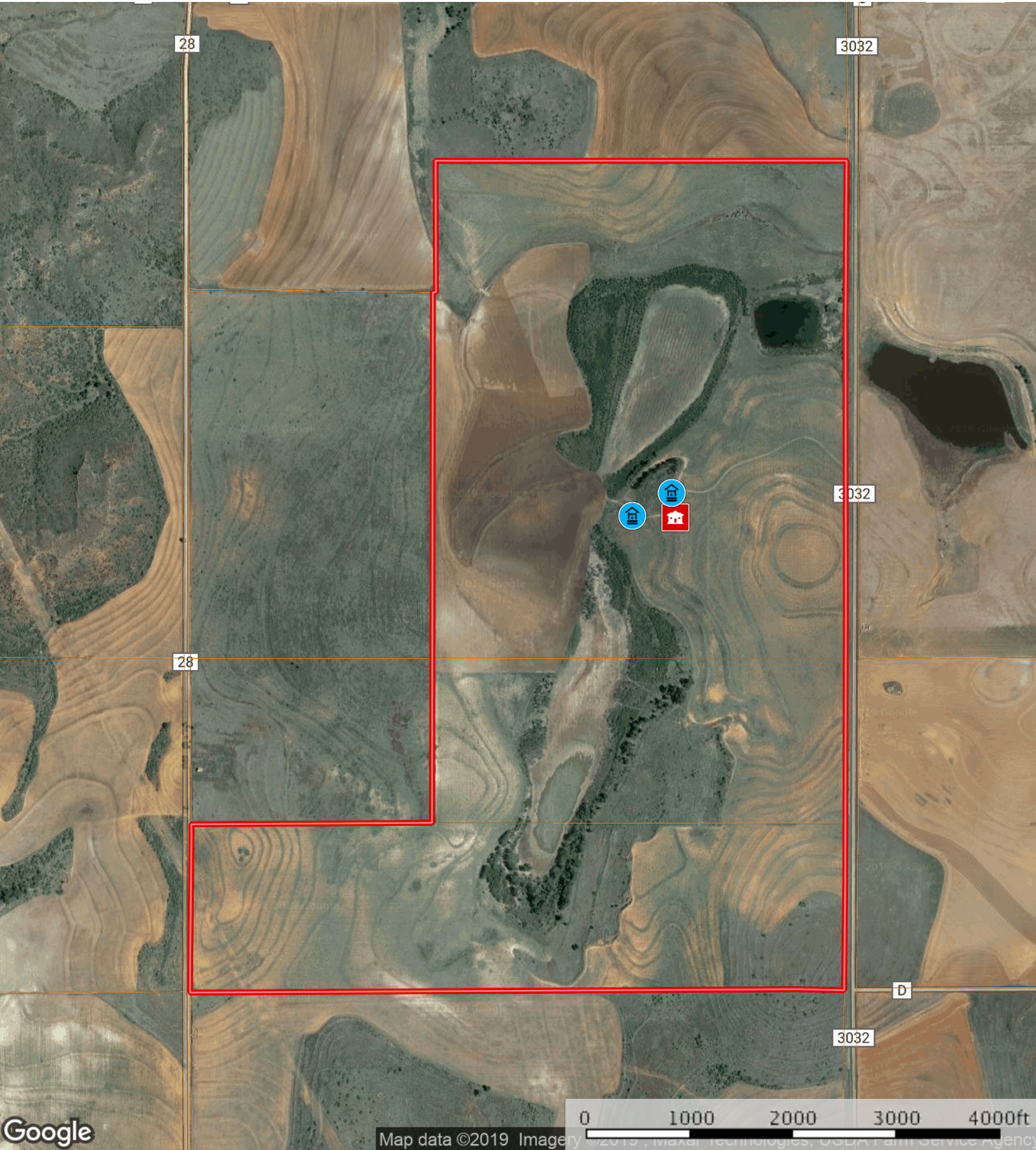


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IDENTITY:	FM 3032 Ranch			
LOCATION:	From Memphis, TX - go east on SH 256 for 4 miles to FM 3032. Then south on FM 3032 about 3/4 mile to the northeast corner of the property.			
LEGAL DESCRIPTION:	Portions of Sections 75 & 86, both in Block 18, H&GN Ry. Co. Survey, Hall County, TX. Legal description on file.			
ACREAGE:	TOTAL 560 +/-	CRP 317	FOODPLOTS 105 +/-	GRASSLAND 138 +/-
TOPOGRAPHY:	Rolling with several lake areas.			
IMPROVEMENTS:	New 30x70 barndo with approximately 900 sq ft of living space and 1200 sq ft in the barn. Very nice, new construction with 2 bedrooms and a 3/4 bathroom downstairs, and a loft and 1/2 bath upstairs. Central heat and air conditioning. Perimeter fencing is barbed wire and in very good to excellent condition.			
WATER:	Two domestic submersibles, one for the pond near the house, and a new well for the house. There is an additional pond in the northern part of the property. Property is located in the Mesquite Groundwater Conservation District.			
UTILITIES:	ELEC:	Yes	NATURAL GAS:	No PROPANE: No
PERSONAL PROPERTY:	The furniture and appliances in the house are included with sale, as well as two hunting blinds and three feeders.			
TAXES:	TOTAL: \$ 1,522.26 base tax for 2019 w /ag exemption		SCHOOL DISTRICT: Memphis ISD	
MINERALS:	Subject to previous reservations, Seller will reserve none.			
POSSESSION:	Upon Closing.			
PRICE:	\$728,000 (\$1,300.00/acre)			
OTHER DATA:	Great recreational place, with new barndo, on pavement, with income from CRP. CRP pays \$13,131 through 9/30/21. White-tail deer and wild hogs are commonly seen. During wet years, there is a lot of water that ponds along the tree lines which extend through the place. Located about 1.5 hours from Amarillo. NOTICE: There has been an additional pipeline easement granted on the west side of the property that has not yet been installed.			

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

FM 3032 Ranch
Hall County, Texas, 560 AC +/-



 Well  Main House  Boundary