

# 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: Section 87 160

LOCATION: Memphis, TX - from Hwy 287 in Memphis, go approximately 2.6 miles east on Hwy 256 to County Road C, then follow CR C south and east for 1.25 miles to the northwest corner of the property.

LEGAL DESCRIPTION: The NE/4 of Section 87, Block 18, H&GN Ry. Co. Survey, Hall County, Texas, and containing 160 acres, more or less.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	160 +/-	20.6		138+/-

TOPOGRAPHY: Rolling to rough grassland with several draws and mesquite cover.

IMPROVEMENTS: Perimeter fencing - two sides in fairly good condition, two sides are new.

WATER: One submersible water well and new fiberglass stock tank.  
Property is subject to the rules of the Mesquite Groundwater Conservation District.

UTILITIES: ELEC: Yes NATURAL GAS: No PROPANE: No

PERSONAL PROPERTY: Game feeder is included.

TAXES: TOTAL: \$ 217.72 for 2019 w/ag-use exemptions SCHOOL DISTRICT: Memphis-Lakeview ISD

MINERALS: Subject to previous reservations of record, Seller will reserve none.

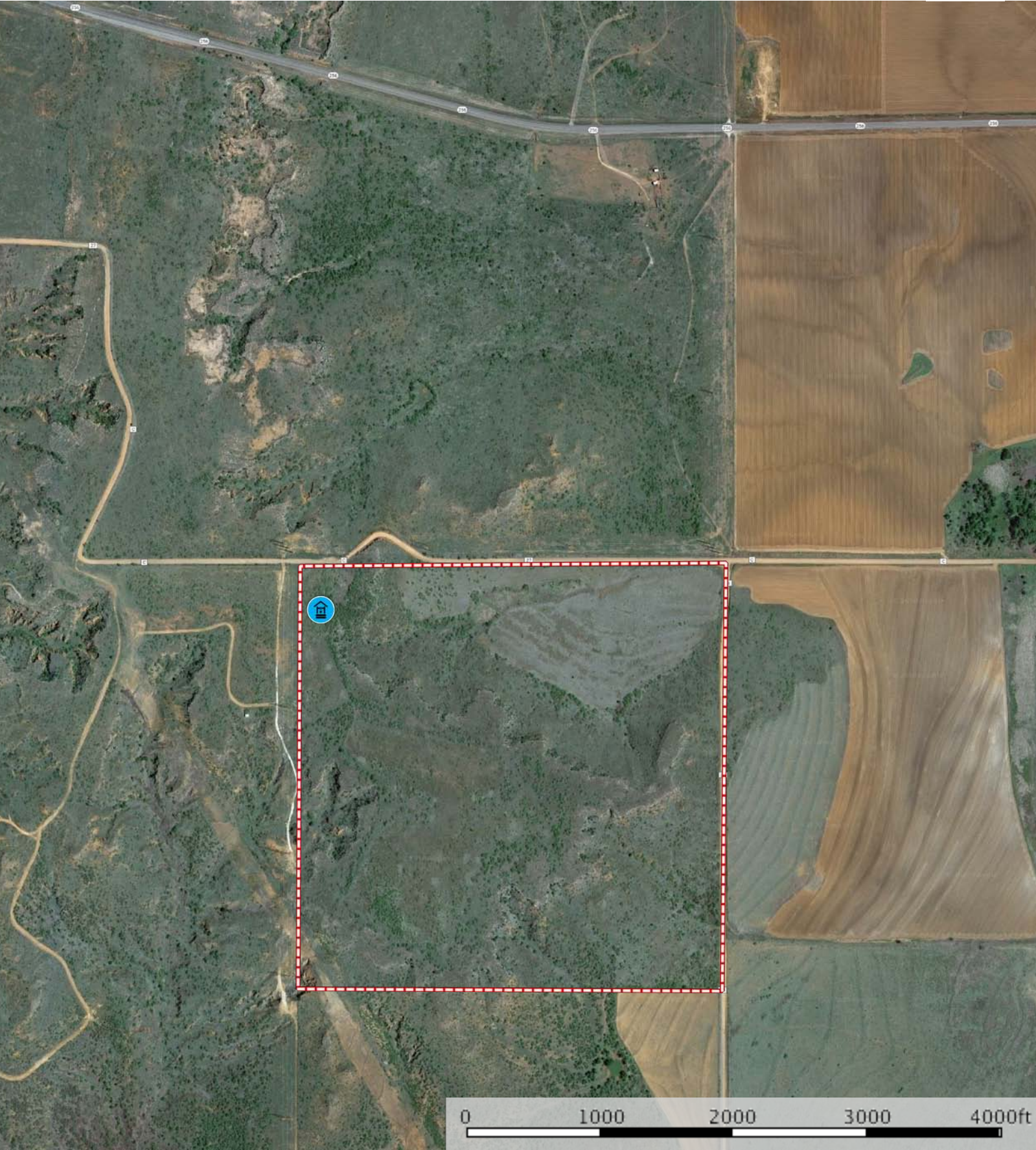
POSSESSION: Upon closing and funding.

PRICE AND TERMS: \$208,000 (\$1,300/acre)

OTHER DATA: Property should provide ideal habitat for deer, quail, dove, and wild pigs. CRP pays \$806/year through 9/30/2020.

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

Section 87 160  
Hall County, Texas, 160 AC +/-



 Well  Boundary