

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Skillet Creek Ranch

LOCATION: Approximately 4.5 miles south of McLean, TX on Hwy 273. Property lays on the east side of the highway.

LEGAL DESCRIPTION: Sections 45 & 46, and 41.13 acres in Section 56, All in Block E, D&P RR Co. Survey, and containing 1,321.13 acres, more or less, Donley County, Texas.

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|-----------------|--------------|------------|---------------------|------------------|
| ACREAGE: | TOTAL | CRP | DRY FARMLAND | GRASSLAND |
| | 1,321.13 +/- | | 92 +/- | 1,229 +/- |

TOPOGRAPHY: Rolling terrain, lots of brush and trees in creek areas.

IMPROVEMENTS: Spacious home with finished basement and double garage. House has 3 bedrooms, central heat & air, fireplaces in living area and basement. (2,706 sq.ft. +/- plus 800 sq. ft. in basement**) Metal barn with tack room.
Fenced and cross-fenced.
Corrals and roping arena.
All measurements are approximate and were provided by Donley County Appraisal District

WATER: Solar pump, windmill, and 2 branches of Skillet Creek that join on the property. There is also an old irrigation well in unknown condition.

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

PERSONAL PROPERTY: Powder River squeeze chute is included with the sale.

TAXES: **TOTAL:** \$ 5,712.71 **SCHOOL DISTRICT:** McLean ISD
For 2019 w/ag exemptions

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

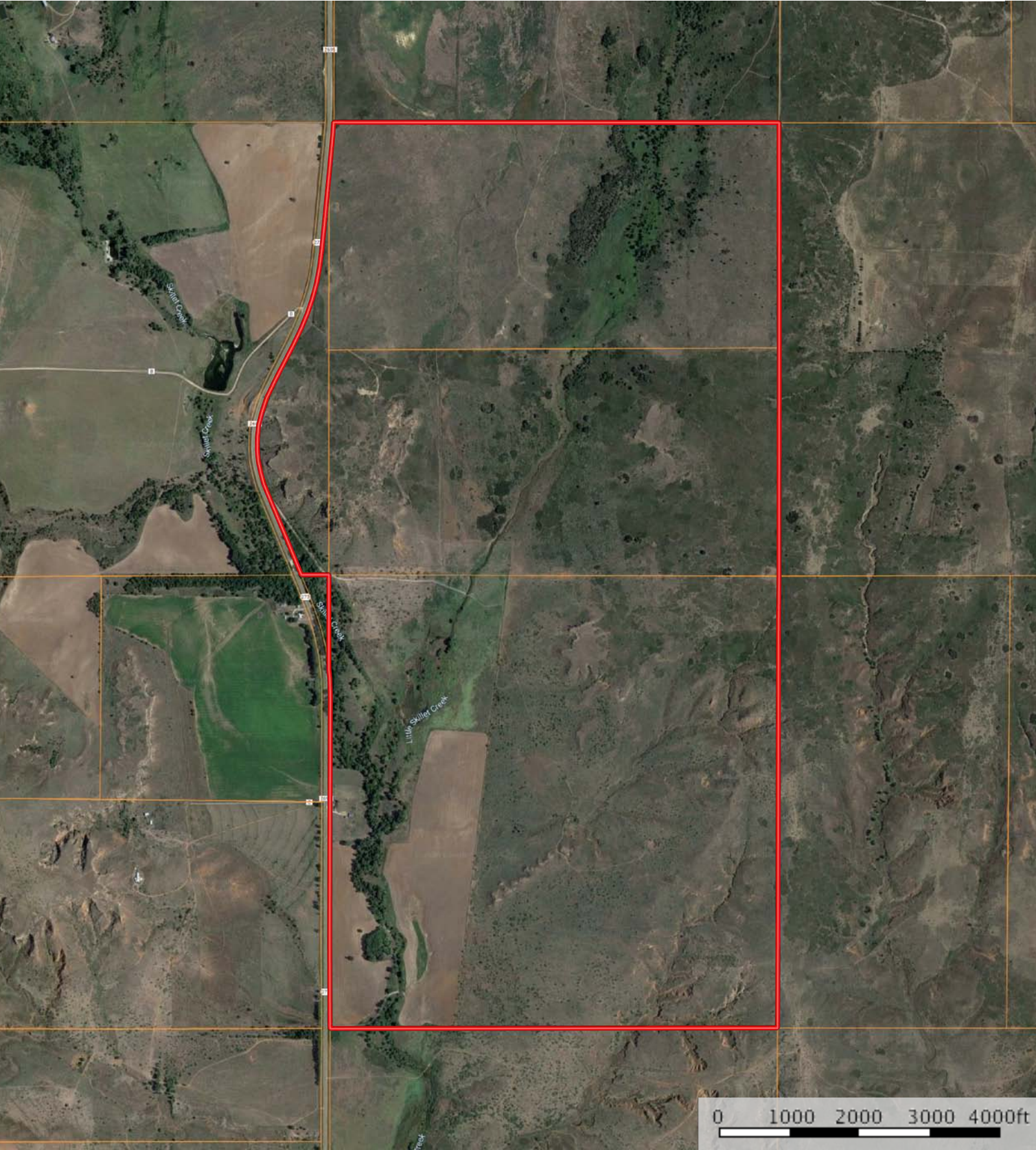
POSSESSION: The house is rented. Land is owner operated. Possession should be available fairly quickly upon closing.


PRICE AND TERMS: \$2,050/acre (\$2,708,317)

OTHER DATA: Very scenic ranch with nice improvements, located on pavement, that features live water and excellent deer & bird hunting. This property is in a historic Lesser Prairie Chicken area.

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

Skillet Creek Ranch
Donley County, Texas, 1321 AC +/-



 Boundary