

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: North Place

LOCATION: Twitty, TX - go east on FM 592 about 1/4 mile. This is the southwest corner of the property. Property continues east along FM 592 for about 1/4 mile. Property also has frontage along the east side of SH 83 for about 3/4 mile (See map).

LEGAL DESCRIPTION: 283.88 acres +/- in the W/2 of Section 10, Block A-8, H&GN Ry. Co. Survey, Wheeler County, Texas. Complete legal description on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	283.88 +/-		144 +/-	140 +/-

TOPOGRAPHY: Roughly the south half of the property is considered farmland, but has not been farmed in a couple of years. The north part of the property is rolling grassland with some trees and draws.

IMPROVEMENTS: Perimeter fencing is in excellent condition.
Cow shed and small set of pens.

WATER: City water is available on the property, along with 1 windmill.

UTILITIES:	ELEC:	Yes	NATURAL GAS:	PROPANE:
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PERSONAL PROPERTY: N/A

TAXES:	TOTAL: \$	559.00	For 2019 w/ag-use exemptions.	SCHOOL DISTRICT: Shamrock ISD
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MINERALS: Subject to previous reservations, Seller will reserve none.

POSSESSION: Possession will be upon closing and funding.


PRICE: \$283,880 (\$1,000/acre)

OTHER DATA: This property has good potential to be a good combination of productive agricultural land with a bit of scenery, possibly a homesite. Paved frontage on two sides makes for excellent accessibility.

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

North Place
Wheeler County, Texas, 283.88 AC +/-



 Boundary