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FARM & LAND DESCRIPTION

IDENTITY: Barn Place

LOCATION: Twitty, TX - go north on SH 83 about 1/2 mile to the entrance of the property. Property has about 6/10 of a mile of frontage along the west side of SH 83. CR T runs along the north side of the property, and FM 592 runs along the south side of the property. (See map)

LEGAL DESCRIPTION: 299.45 acres +/- in the E/2 of Section 9, Block A-8, H&GN Ry. Co. Survey, Wheeler County, Texas. Complete legal description on file.

ACREAGE:

TOTAL	CRP	DRY FARMLAND	GRASSLAND
299.45 +/-		132 +/-	167 +/-

TOPOGRAPHY: The farmland has not been farmed in a couple of years. The north part of the property has several trees and two dirt tanks.

IMPROVEMENTS: Large metal barn.
Small set of pens.
Perimeter fencing.

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

UTILITIES:

ELEC:	Yes	NATURAL GAS:	PROPANE:

PERSONAL PROPERTY: N/A

TAXES:

TOTAL: \$	1,004.13	For 2019 w/ag-use exemptions.	SCHOOL DISTRICT: Shamrock ISD

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

POSSESSION: Possession will be upon closing and funding.


PRICE: \$254,532.50 (\$850/acre)

OTHER DATA: Paved frontage on two sides makes for excellent accessibility. There appears to be a communications tower next to the barn on this property. Status of this tower is unknown at the time this description sheet was prepared.

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

Barn Place
Wheeler County, Texas, 299.45 AC +/-



 Boundary