

# WHITAKER REAL ESTATE

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## FARM & LAND DESCRIPTION

IDENTITY: The Flats

LOCATION: Twitty, TX - the intersection of FM 592 and SH 83 is the northeast corner of the property.

LEGAL DESCRIPTION: 560 acres in Section 4, Block A-8, H&GN Ry. Co. Survey, Wheeler County, Texas.

ACREAGE:	TOTAL	DRY FARMLAND	IRRIGATED FARMLAND	GRASSLAND
	560 +/-	100 +/-**	200 +/-**	260 +/-**

TOPOGRAPHY: Flat to rolling terrain. The farmland has not been farmed in a couple of years. There is an old gypsum quarry that is no longer in service in the southwest portion of the property.

IMPROVEMENTS: Two center pivots (one Reinke & one Zimatic)  
Perimeter fencing.

WATER: 1 electric irrigation well with an additional 1.25" submersible pump in the same hole.  
1 propane irrigation well.  
City water is available on the property.

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

TAXES:	TOTAL: \$ 4,448.66 For 2019 w/ag-use exemptions.	SCHOOL DISTRICT: Shamrock ISD
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MINERALS: Subject to previous reservations, Seller will reserve none.

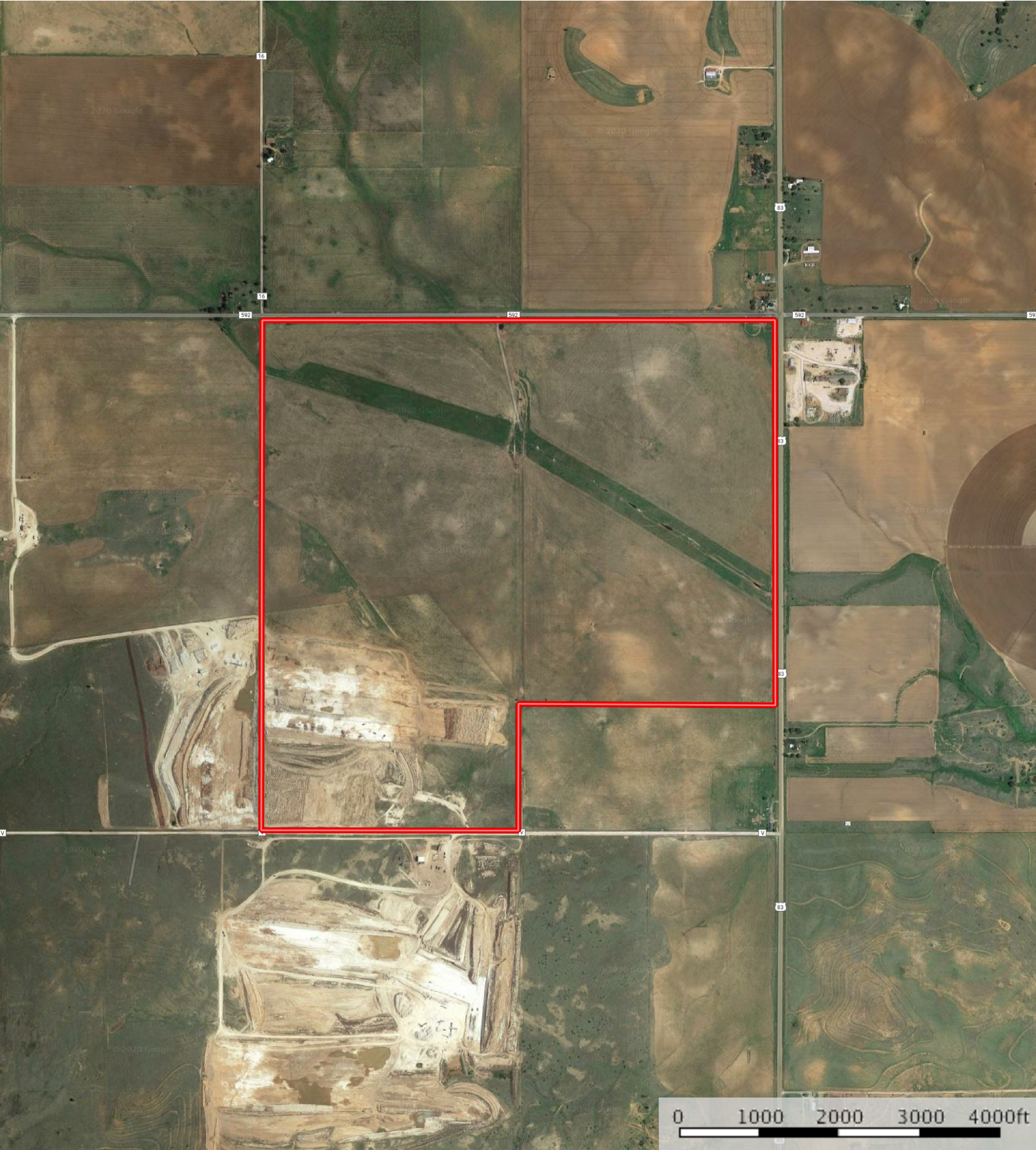
POSSESSION: Possession will be upon closing and funding.


PRICE: \$448,000 (\$800/acre)

OTHER DATA: Paved frontage along the east and north sides, county road along the south side.  
NOTE: There is an existing water line for the city water along the north edge of the property. Seller will retain an easement for this water line to provide water to the adjoining section to the west.

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

**Flats**  
Wheeler County, Texas, 560 AC +/-



 Boundary