WHITAKER REAL ESTATE
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FARM & LAND DESCRIPTION

IDENTITY: Horn B Ranch

LOCATION: Clarendon, TX - go north on Hwy 70 approximately 6.4 miles to County Road K, then east one mile on CR K to the southwest corner of the property.

LEGAL DESCRIPTION: Surveys #48, 53, & 54, all in Block C-3, D&P Ry Co Survey, Donley County, Texas. Complete legal description on file.

ACREAGE:

	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	960 +/-		50 +/-	910 +/-

TOPOGRAPHY: Rolling grassland crossed by several tree-lined draws and mild canyons. This ranch features over 200' of change in elevation.

IMPROVEMENTS: 4 bedroom, 2 bathroom home with basement.
Nice, insulated 40x50 metal barn with concrete floor.
Walk-in cooler.
Perimeter fencing in good to excellent condition. Some new interior cross fencing.

WATER: There appears to be 3 water wells on the property, 2 of them have submersible pumps set. There are 2 ponds that appear to hold water year round and several other seasonal ponds and springs along Turkey Creek. Property is subject to the rules of the Panhandle Groundwater Conservation District.

UTILITIES: ELEC: Yes   NATURAL GAS: PROPANE:

PERSONAL PROPERTY: Household furniture and appliances, hunting blinds, and wildlife feeders are included with sale.

TAXES: TOTAL: $ 2,570.21 base tax for 2019   SCHOOL DISTRICT: Clarendon ISD
w /ag exemption

MINERALS: Subject to previous reservations of record, Seller will reserve none.
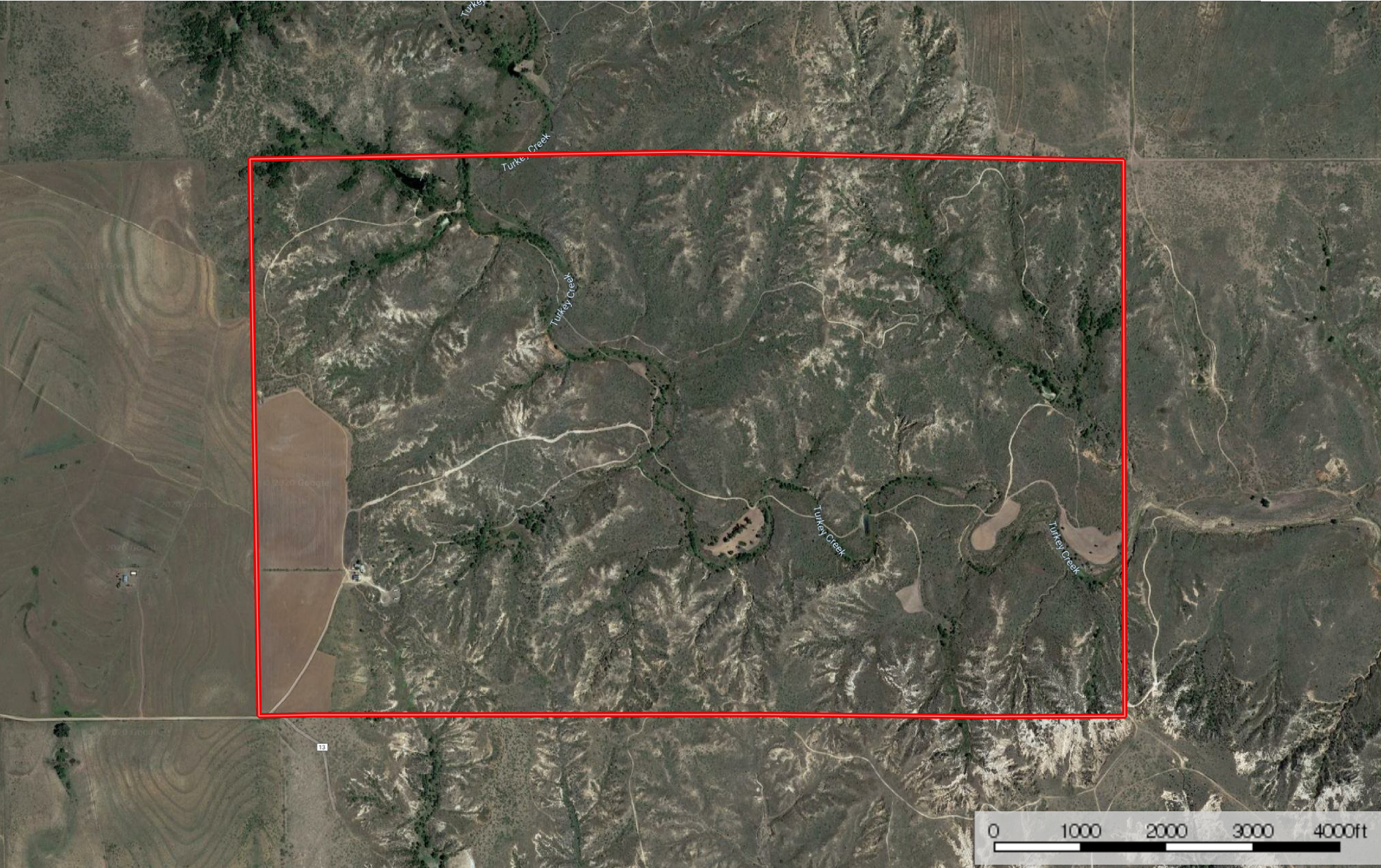
POSSESSION: Upon closing and funding.

PRICE AND TERMS: $1,750,000   ($1,822.92/acre)

OTHER DATA: This is a great recreational property located about an hour from Amarillo with secluded, but easy access. Plenty of opportunities for fun with stocked ponds for fishing and great habitat for deer, turkey, quail and dove.

Haggard 960
Donley County, Texas, 960 AC +/-

Turkey Creek
Turkey Creek
Turkey Creek
Turkey Creek
Turkey Creek

| 0 | 1000 | 2000 | 3000 | 4000ft |

🔲 Boundary

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