

# WHITAKER REAL ESTATE

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## FARM & LAND DESCRIPTION

IDENTITY: Section 15

LOCATION: Claude, TX - go south on Hwy 207 approximately 17 miles to FM 2272, then east 6 miles on FM 2272 to the end of the pavement (this is in line with County Road 21). Property access entrance is a locked gate on the north side of FM 2272, which leads to a private roadway. Subject property is located 1 mile north. See map.

LEGAL DESCRIPTION: Section 15, Block 1, TWNG RR Co Survey, Armstrong County, Texas, along with Seller's interest in the access road. Complete metes and bounds description on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	641.98			All

TOPOGRAPHY: Rolling to rough canyon land, with numerous draws. Cedar and mesquite cover.

IMPROVEMENTS: Perimeter fencing on 3 sides, condition ranges from good to poor. Good interior division fence.

WATER: 2 springs on the property provide livestock water. There are no water wells on the property.

UTILITIES:	ELEC:	No	NATURAL GAS:	No	PROPANE:	No
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PERSONAL PROPERTY: None.

TAXES:	TOTAL: \$	345.95	paid for 2020 w /ag exemption	SCHOOL DISTRICT:	Claude ISD
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MINERALS: Seller will reserve one half of any minerals owned by Seller.

POSSESSION: Upon closing.

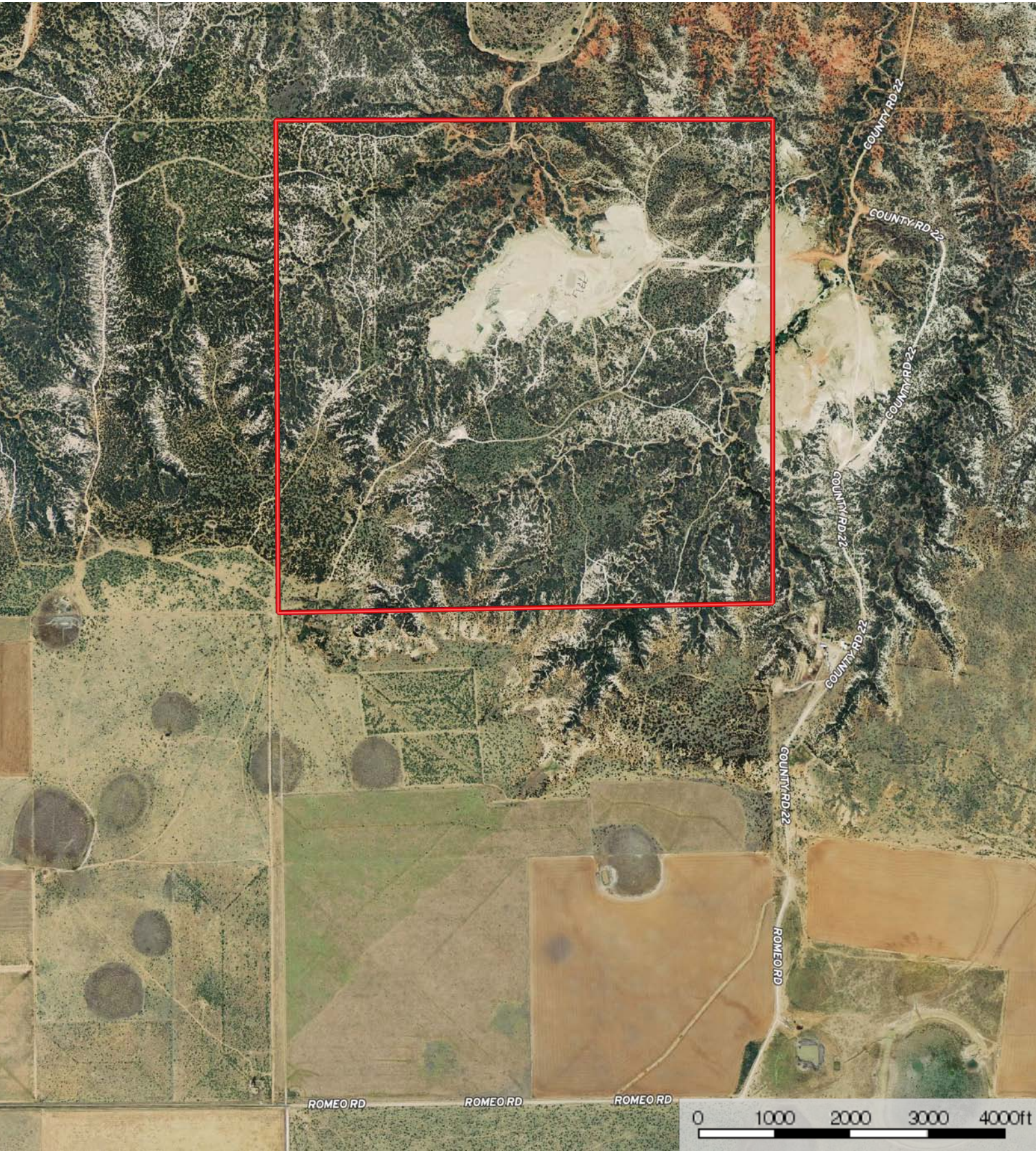
PRICE: \$1,200 per acre (\$770,376.00)

OTHER DATA: This is an end of the road, secluded property with a lot of recreational possibilities. There is an old caliche pit on the property that could be a great shooting range, or an atv and motorcycle riding area.

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



Wood Section 15  
Armstrong County, Texas, 641.98 AC +/-



Boundary