

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Windy Valley Ranch

LOCATION: Clarendon, TX - go south from Clarendon approximately 6 miles on Hwy 70 to County Road X, then east on CR X 8/10 of a mile to CR 13. This is the northwest corner of the property. Property gate is located about 4/10 of a mile south of this point.

LEGAL DESCRIPTION: On file in office.

ACREAGE:

TOTAL	CRP	DRY FARMLAND	GRASSLAND
593 +/-	240.5 +/-		352.5 +/-

TOPOGRAPHY: Open, flat grassland along the north side of the property transitioning to scenic canyons along the southern edge of the property.

IMPROVEMENTS: There is an older home that has been updated to include a small kitchen, central h/a, 4 sleeping areas, 1 bathroom. There is an underground storm cellar. There is a nice 30 x 30 metal shop building with concrete floor and a small 3/4 bathroom. There is new fencing along the southern border of the property. Other perimeter fencing varies from fair to good condition, with a portion of the CRP that is not fenced.

WATER: There are 4 electric submersible water wells on the property, 1 is for the residence and 3 are for the ponds and are equipped with timers. There are 4 ponds on the property. They are all lined and 2 are stocked with Florida bass and hybrid blue gill.

UTILITIES:

ELEC:	Yes	NATURAL GAS:	Yes	PROPANE:	No
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PERSONAL PROPERTY: Most personal property located on the property will be included with sale -- furniture, appliances, lawn mower, John Deere tractor with shredder, and other items will all be included.

TAXES:

TOTAL: \$	2,483.77	base tax for 2020	SCHOOL DISTRICT:	Clarendon ISD
		w /ag exemption		

MINERALS: Subject to previous reservations of record, Seller will reserve none. (Seller does not think they own any minerals.)

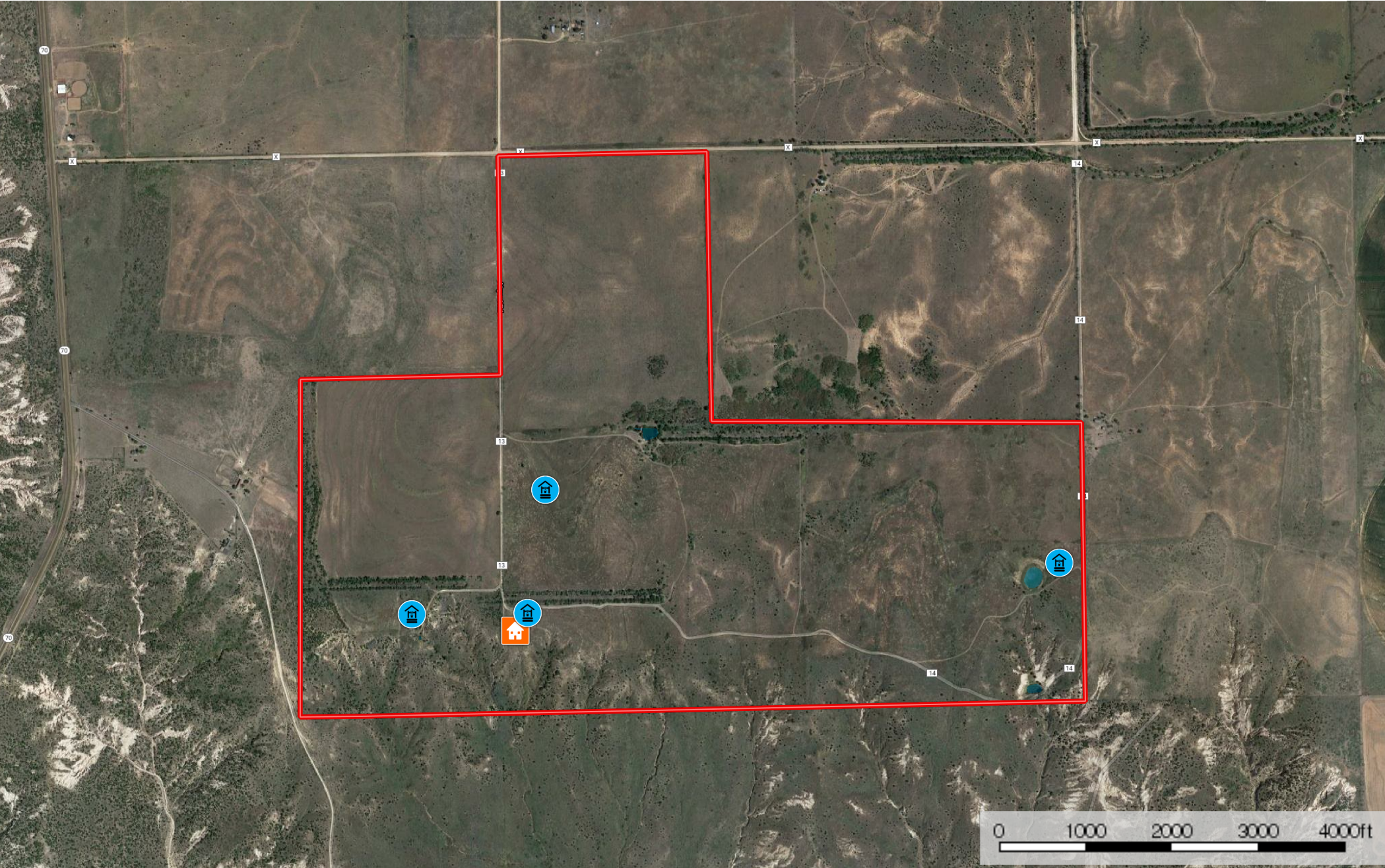
POSSESSION: Upon closing and funding.

PRICE: \$1,475/acre (\$874,675.00)

OTHER DATA: This is a great recreational property in a very handy location, just a short distance off pavement and about an hour from Amarillo. Deer, hogs, dove & quail provide ample hunting opportunities and the stocked ponds provide great fishing. Electricity is available in several locations. The location of the property and improvements allow for unimpeded views for miles of scenic, open ranch land. There are 50.49 acres of CRP bid at \$20/acre through 9/30/2030, and 190 acres of CRP bid at \$38/acre through 9/30/2021.

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

Windy Valley Ranch
Donley County, Texas, 593 AC +/-



 Well  House  Pond / Tank  Boundary