

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: 6100 FM 291

LOCATION: Alanreed, TX - go approximately 2 miles south of I-40 on FM 291 to the property entrance. Subject property lays on the east side of the highway.

LEGAL DESCRIPTION: The SW/4 and SE/4 of Section 20, Block E, D&P Ry Co Survey, Gray & Donley Counties, Texas. Complete legal description on file.

ACREAGE: TOTAL 319.5 +/- CRP DRY FARMLAND GRASSLAND All

TOPOGRAPHY: Rolling grassland with several draws on the east side of the property.

IMPROVEMENTS: The home is a 3 bedroom, 1 3/4 bathroom metal framed building of approximately 2400 sq ft. It features central heat & air, carpeted bedrooms and living area, tile in the kitchen, bathrooms, and utility area. Kitchen features custom oak cabinets. Some of the trim work around windows and doors is not complete. Also has an oversized, attached garage and small cellar under the office/workroom.

There are two additional metal barns, each approximately 1500 sq ft.

Perimeter fencing in excellent condition.

WATER: A domestic sumbersible well provides water for the improvements and livestock.

UTILITIES: ELEC: Yes NATURAL GAS: No PROPANE: Yes

PERSONAL PROPERTY: There will be numerous personal property items included with this sale. They will be described on a separate list.

TAXES: TOTAL: \$ 1,217.36 paid for 2020 w/ exemptions SCHOOL DISTRICT: McLean ISD

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

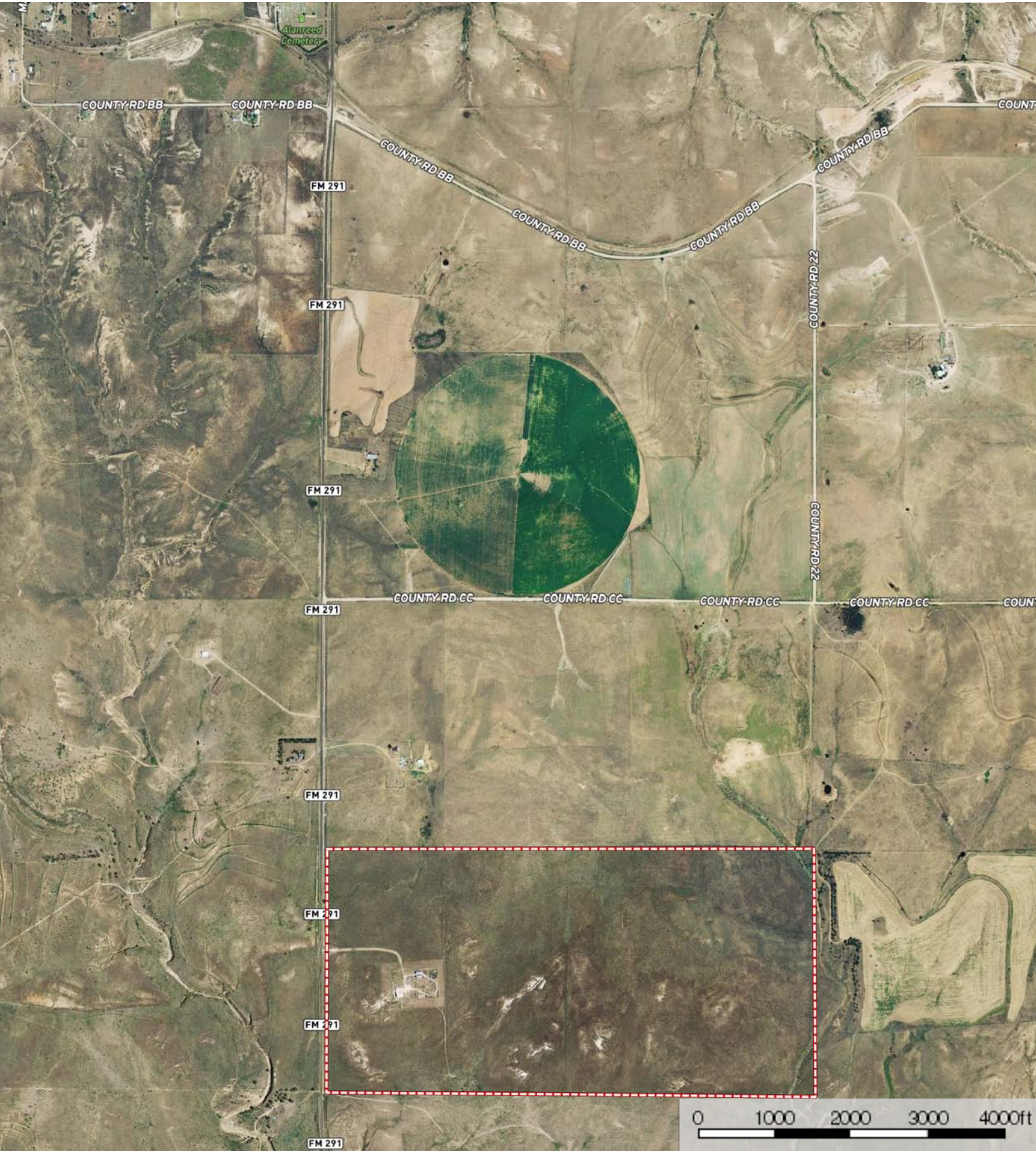
POSSESSION: Property is owner occupied. Possession is negotiable.

PRICE: \$520,000

OTHER DATA: Good grass stock farm with a very nice home, paved access, and located only about an hour from Amarillo. Property will be shown by appointment only.

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

6100 FM 291
Gray County, Donley County, Texas, 319.5 AC +/-



Boundary