

COMMERCIAL • FARM & RANCH • RESIDENTIAL

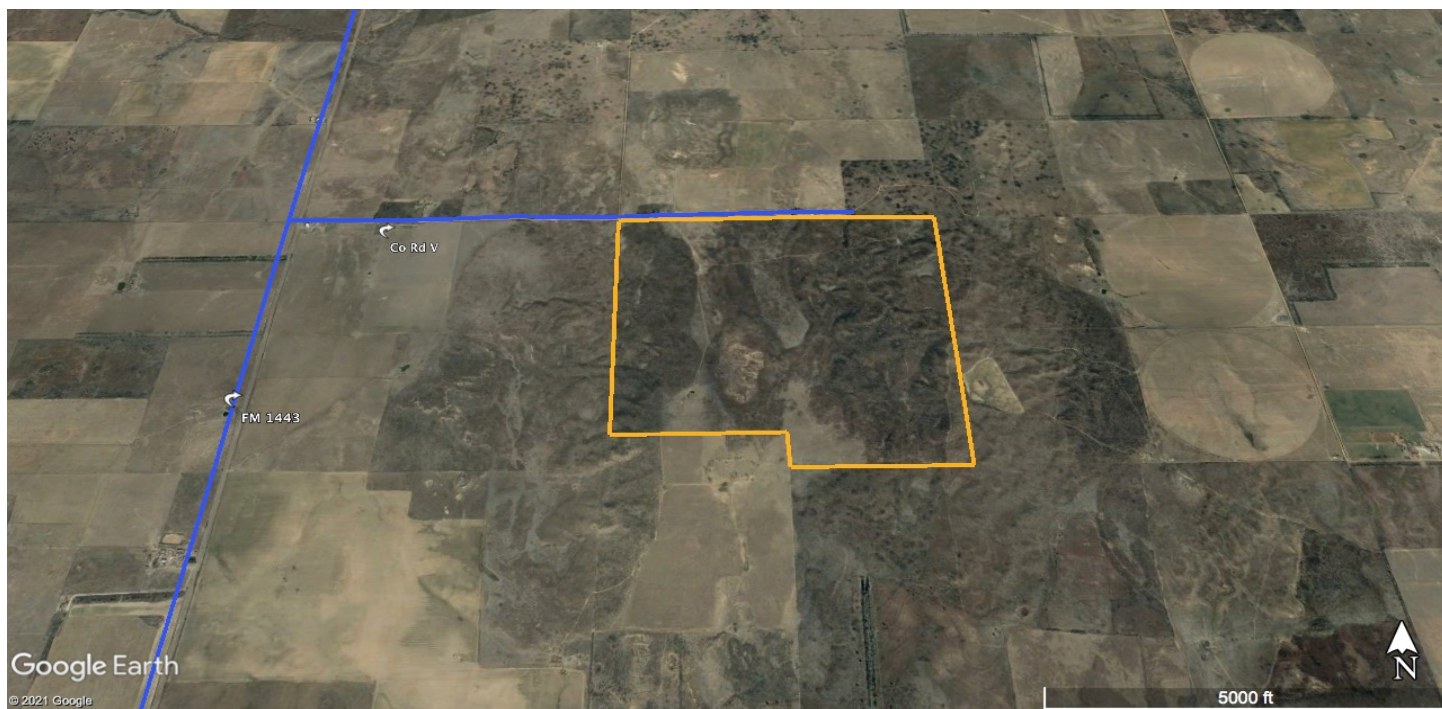


Shawn Gillispie, Broker PH:
806-922-5532
6107 S Coulter STE #300
AMARILLO, TEXAS 79119

FOR SALE

McLean Grass 600 Acres

\$660,000



County:	Wheeler County
Location:	From McLean, TX, drive east 5 miles on IH-40 to FM 1443. Turn left and drive north 5 miles to Co Rd V. Turn right and drive east 1.3 miles to the north entrance gate to the property. Property sits 1 mile off of pavement and 5 miles from IH-40. County Rd V is a well -maintained county road with single phase electricity running along the road to the ranch.
Total Acres:	600
Topography Landscape:	The topography of the ranch consists of rolling native grass with 2 different draws running through the property.
Water:	The property has 1 windmill located in the central portion of the ranch.
Improvements:	A small set of working pens. Fences are in good condition. 1 windmill.
Hunting:	Opportunities for hunting include whitetail deer, dove and quail.
Resources:	The ranch is offered as surface only.