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**FARM & LAND DESCRIPTION**

IDENTITY: Vance 320

LOCATION: From Lakeview, TX - (about 10 miles west of Memphis, TX) go west on Hwy 256 for 2 miles to FM 657, then south on FM 657 for 2 miles to County Road H, then west on CR H for 1 mile to County Road 12. Subject property lays south of CR H and west of CR 12.

LEGAL DESCRIPTION: The E/2 of Section No. 47, Block 2, T&P Ry. Co. Survey, Hall County, Texas.

ACREAGE:	TOTAL 320 +/-	CRP 263.5	DRY FARMLAND	GRASSLAND 56.5 +/-
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TOPOGRAPHY: Rolling grassland, with several tree covered areas.

IMPROVEMENTS: Partially fenced.

WATER: Brice-Leslie water system line was previously used. Current condition is unknown.

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

TAXES:	TOTAL: \$	593.19	estimated for 2021 w /ag exemption	SCHOOL DISTRICT:	Memphis-Lakeview ISD
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MINERALS: Subject to previous reservations of record, Seller will reserve none.

POSSESSION: Upon closing.

PRICE AND TERMS: \$400,000 (\$1,250/acre)

OTHER DATA: The CRP is bid at @39.84/ac/year for an annual payment of \$10,497.00. Program expires 9/30/22. This is an income producing property with deer, bird and hog hunting. It is currently leased for hunting through 4/30/22 for \$6,500/year. There is a flood control dam and series of terraces that help enhance the habitat for wildlife while helping prevent erosion.

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



Vance 320  
Hall County, Texas, 320 AC +/-



Boundary