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IDENTITY: Section 303

LOCATION: From Washburn, TX - go south on FM 2250 for 5 miles to FM 1151, continue south on CR 3 for 6 miles to the NW corner of the property OR from the east side of Amarillo, TX, take Pullman Road (FM 1258) south from I-40. Follow Pullman approximately 20 miles to the intersection with CR 3. This is the SW corner of the property. Property has 1 mile of frontage along CR 3, and 1 mile of paved frontage along Pullman Road.

LEGAL DESCRIPTION: Section 303, Block 4, H&GN Survey, Armstrong County, Texas, containing 648.34 acres, more or less (8.34 acres were purchased from the state and field notes were corrected.)

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	648.34 +/-		422.97 +/-	214.15 +/-

TOPOGRAPHY: Good laying farmland that slopes gently to a draw in the NE corner of the property.

IMPROVEMENTS: Good perimeter fencing and internal fencing between the grass and farmland.

WATER: One windmill and playa lake. Property is located in the Panhandle Groundwater Conservation District.

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

TAXES:	TOTAL:	\$697.00	Paid for 2021 w /ag exemption	SCHOOL DISTRICT:	Claude ISD
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MINERALS: Subject to previous reservations, Seller will reserve none.

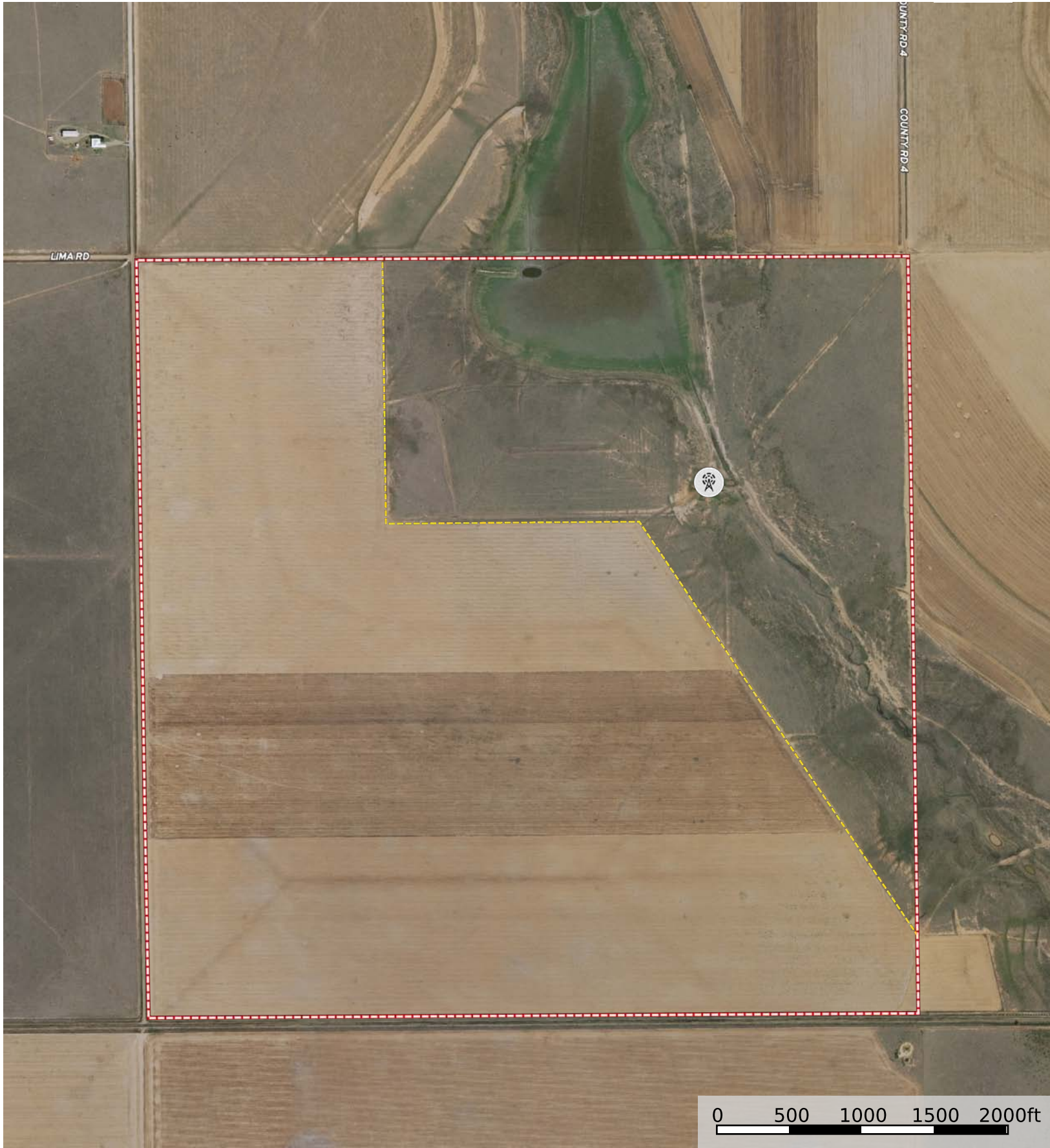
POSSESSION: Subject to a year to year farming and grazing lease.

PRICE: \$1,826.19/acre (\$1,183,995)

OTHER DATA: Land in Armstrong County is hard to come by, and land of this quality is very rare. This farm has been in this family since May 1942 - same family ownership for over 79 years.

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

Section 303
Armstrong County, Texas, 648.34 AC +/-



 Windmill  Fence  Boundary