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FARM & LAND DESCRIPTION

IDENTITY: Lee Property

LOCATION: From Paducah, TX - go west/southwest on SH 70-62 just over 7 miles to County Road 206. Turn south on to County Road 206, then follow it as it goes east approximately 4/10 of a mile. This is the northwest corner of the property. County Road 206 runs along the northern edge of the property almost 6/10 of a mile.

LEGAL DESCRIPTION: 370.86 acres +/- being the E/2 of the TWNG RR Co. Survey No. 3, Cert 0/18; and 42.3 acres in the I&GN RR Co. Survey, Cert No. 48, Abstract 157; all in Cottle Co., TX. Complete legal description on file.

ACREAGE:

| TOTAL | CRP | DRY FARMLAND | GRASSLAND |
|------------|-----|--------------|-----------|
| 370.86 +/- | | | All |

TOPOGRAPHY: Rolling/terraced grassland with several tree groves and scattered brush cover.

IMPROVEMENTS: Perimeter fencing in excellent condition.
Metal barn w/concrete floor (approximately 40x40)

WATER: There is an electric submersible water well with pressure system.

UTILITIES:

| ELEC: | Yes | NATURAL GAS: | No | PROPANE: | No |
|-------|-----|--------------|----|----------|----|
|-------|-----|--------------|----|----------|----|

PERSONAL PROPERTY: None. Hunting blinds and feeders belong to the previous tenant and are not included with this sale

TAXES:

| TOTAL: \$ | 485.48 | Paid for 2022 | SCHOOL DISTRICT: | Paducah ISD |
|-----------|--------|-----------------|------------------|-------------|
| | | w /ag exemption | | |

MINERALS: None. Seller will reserve any minerals owned by Seller.

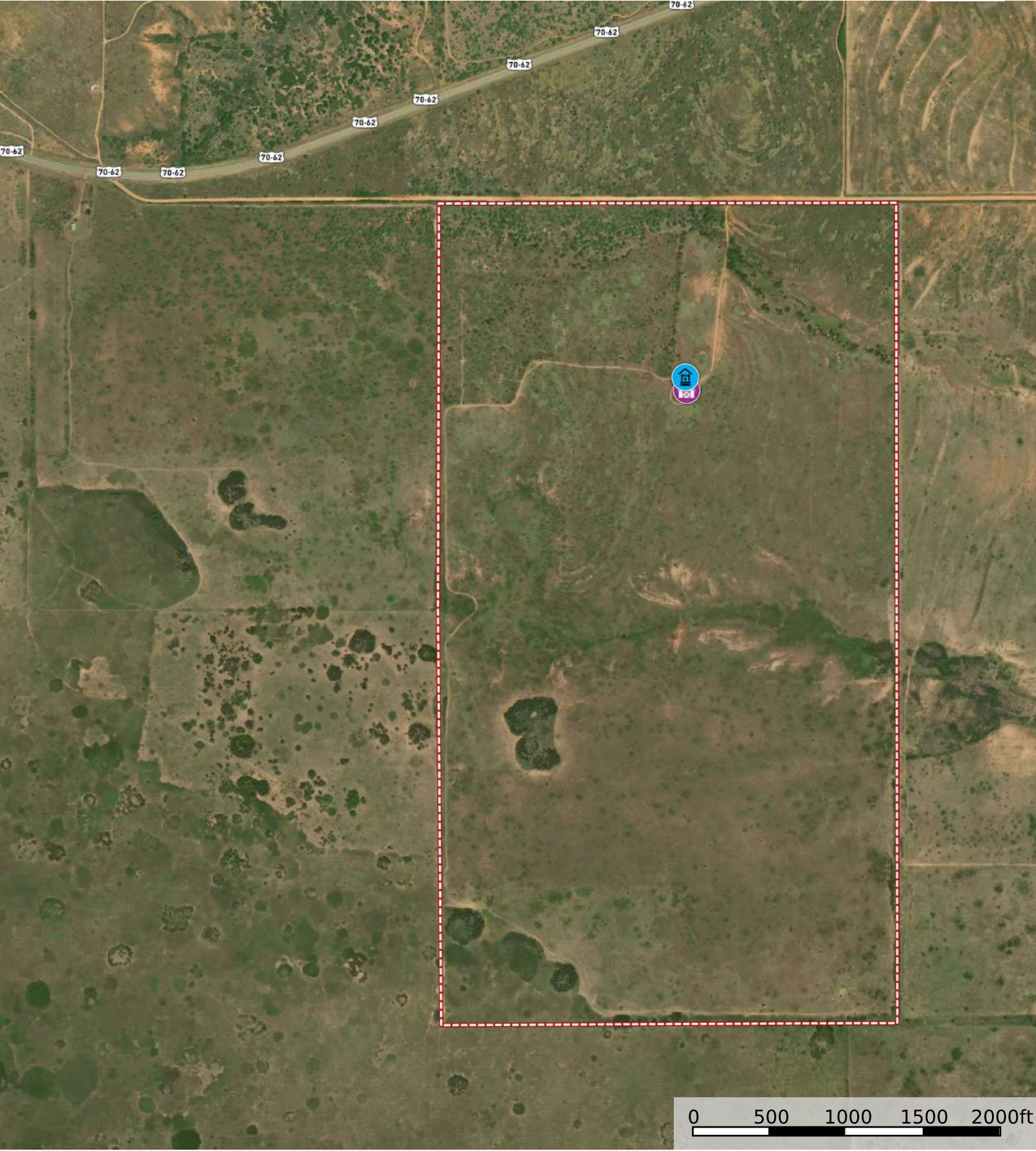
POSSESSION: Possession will be given upon closing and funding.




PRICE: \$1,550.00/acre (\$574,833.00)

OTHER DATA: This property has an ideal location, just off of pavement, in a great wildlife area. Great potential for a hunting destination, weekend getaway, or stock farm. Recently expired CRP ground that has not been grazed in years.

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

Lee Property
Cottle County, Texas, 370.86 AC +/-



-  Well
-  Barn
-  Boundary