

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Newhouse Place

LOCATION: 2755 Co. Rd LL, Clarendon, TX -- Property is located on the north side of Hwy 287, about 1.5 miles east of Ashtola, or about 8 miles west of Clarendon. See map.

LEGAL DESCRIPTION: 39.95 acres +/- in Section 3, Block C-5, T&T Survey, Donley County, Texas. Complete legal description will be determined by a new survey.

ACREAGE:

TOTAL	CRP	DRY FARMLAND	GRASSLAND
39.95 acres +/-			All

TOPOGRAPHY: Rolling grassland.

IMPROVEMENTS: Older, well-kept farm home with 2 bedrooms, 1 bathroom, screened porch, metal siding, central h/a. Tax office shows 1,312 square feet. There is a small garage workshop and carport near the house. 60x100 shop building of which 60x20 is insulated with concrete floor and bathroom, and 60x80 is for machine storage.

WATER: There are two submersible water wells, and both are connected to the pressure system for the house. One of them needs to have the pump replaced.

UTILITIES:

ELEC:	NATURAL GAS:	PROPANE:
Yes	Yes	No

PERSONAL PROPERTY: The appliances in the house are included with the sale (refrigerator, dishwasher, stove, freezer, washer & dryer). Hot tub on the screened in porch is also included.

TAXES:

TOTAL: \$ 1,340.85 paid for 2022 w /ag exemption	SCHOOL DISTRICT: Clarendon ISD
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MINERALS: Subject to previous reservations of record, Seller will reserve none.

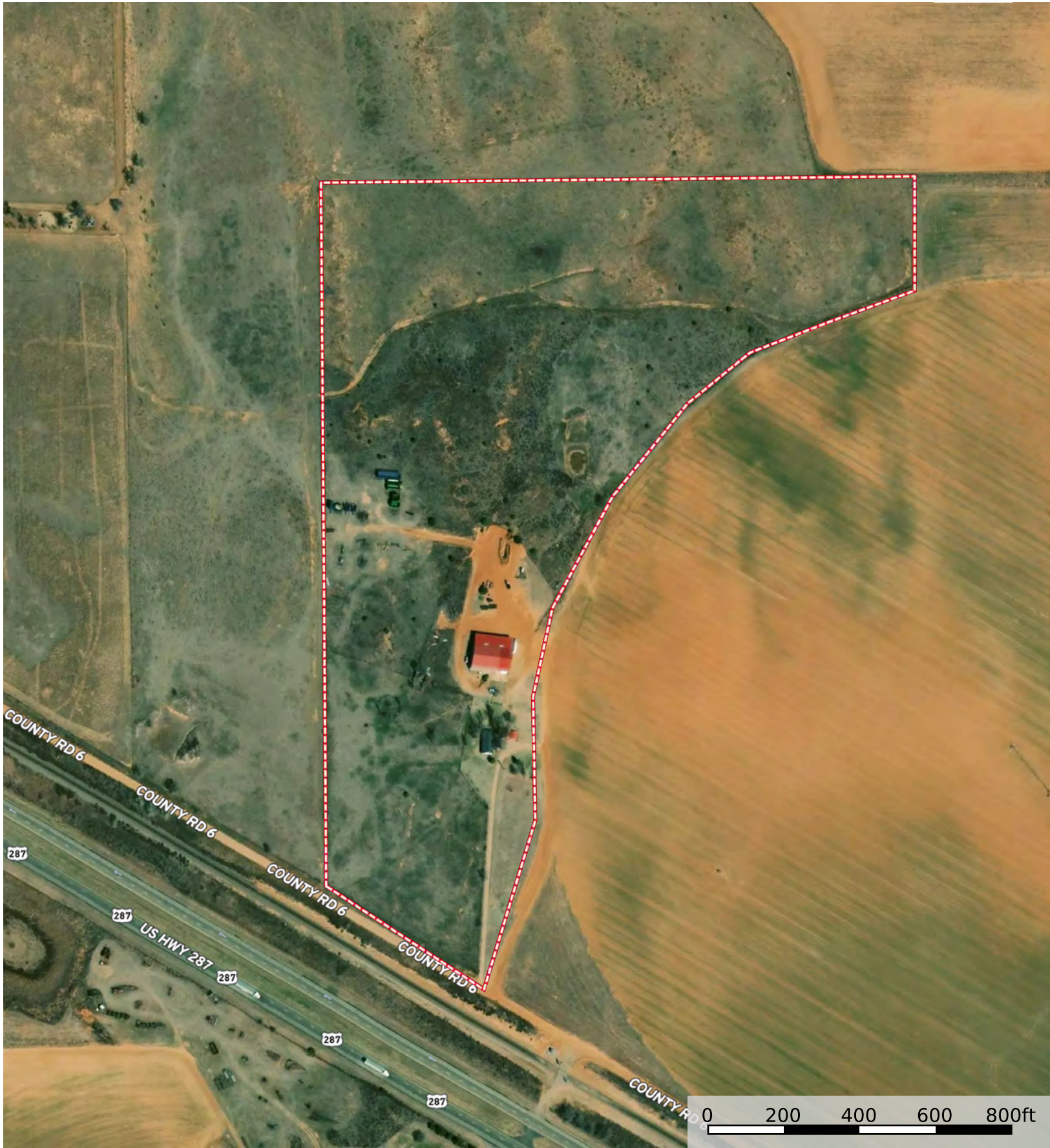
POSSESSION: Upon closing and funding.


PRICE: \$315,000.00

OTHER DATA: This "mini-ranch" offers room for horses or a few head of cattle. Enjoy country living with the benefits of small town schools and activities, and an easy commute to Amarillo.

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

Newhouse Place
Donley County, Texas, 40.4 AC +/-



 Boundary