

CORI RADLEY & CO

REAL ESTATE

The Kuhlman 66

MULTI USE PROPERTY IN A GREAT LOCATION. If you are not in need of farmland, this tract would easily be converted into a small ranchette homesite. The 66 +/- acres of non-irrigated farmland is minutes from Ganado, Texas. Currently leased through the harvest of 2024 crops. This property is unrestricted and has asphalt County Roads spanning the West and South boundaries. There are no improvements on the property and electricity is available. Old homesite located on the South portion of the property. There is no structure and water/septic/power are unknown.

The sellers will reserve a 50-foot-wide easement that runs along the East side of the subject property.

FSA Crop base:

Corn 46.80

Grain Sorghum 15.90

Yields available to qualified buyers with pre approvals for financing or proof of cash funds ONLY

Soils: 70% Laewest Clay, 30% Sandy clay loam

Minerals: The listing is for surface only

Flood zone: The property appears to not lie in the 100-year flood plain.

Survey: There is no existing survey of the subject or the proposed easement

Offered at \$6,000/acre

Please note that the home and barn located in the Southeast corner are not a part of the subject property and not included in the sale.

Be mindful of tenant farmer. Do not drive onto the property. The asphalt County Road outlines the West and South property boundaries.

Other Details

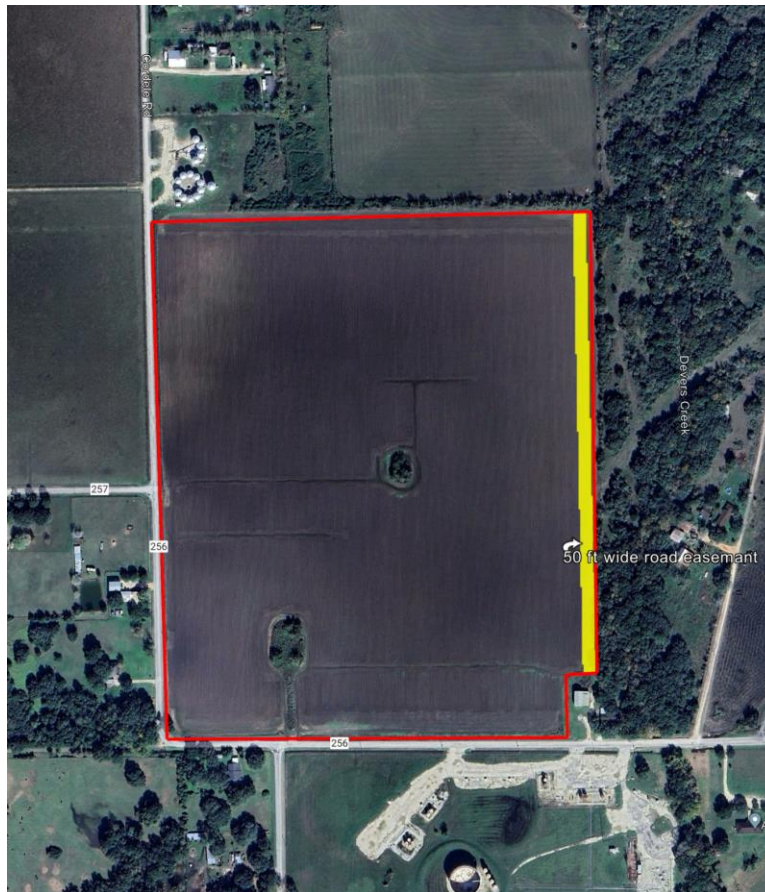
Old homesite located on the South portion of the property. There is no structure and water/septic/power are unknown.

Legal Description:

Robinson, Lot TRS 1 to 5-PT TR 6, Acres 65.764. LESS AND EXCEPT 50-foot-wide strip of land along the East side of the subject property. See attached metes and bounds. See approximate location of easement below in yellow

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Surface Only:

Seller has unknown amount of mineral ownership. Seller to retain 100% of mineral ownership and will not waive their right to the surface. Paragraph C on Mineral Reservation Addendum will be marked "does not".

Exclusions Improvements/Accessories (2E):

None

Survey:

There is no existing survey, only metes and bounds.

Leases:

There is a verbal lease agreement with Chris Hajovsky to farm. It is a 12-month lease that expires 12/31/2024. Tenant Farmer lease terms are to be disclosed to qualified buyers with pre approval letters for financing or proof of cash funds ONLY.

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Government Programs:

The property which is the subject of this contract is operated out of the Wharton County U.S.D.A. / F.S.A. office under Farm Number 509 . Any and all ARC and / or PLC program payments and benefits for the crop years 2024, 2023, 2022, shall be received by Chris Hajovsky.

Exception Documents:

Paragraph 6 (E) – Exception Documents will be provided to you prior to execution of the contract. They are listed below and are to be listed on the contract:

Pipeline easement to TX ILL Natural Gas Pipeline, Date 7/13/1950, Vol 196, Pg 440, DR, Jackson County, Texas.