

# 12700 County Road I

1,231.52 acres +/-  
Hall County, Texas

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## WHITAKER REAL ESTATE

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### FARM & LAND DESCRIPTION

IDENTITY: 12700 CR I

LOCATION: South of Clarendon on SH 70 to Brice, then east from Brice to CR 9, then three miles south on CR 9 to the dead end, then west on CR I to the dead end at the gate to the property. Property is owner occupied and will be shown by appointment only.

LEGAL DESCRIPTION: 1,231.52 +/- acres, Hall County, Texas. Legal description on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	1,231.52 +/-			All

TOPOGRAPHY: Rolling grassland bordered by Prairie Dog Fork of the Red River on the south side.

IMPROVEMENTS: Two very nice homes - both are like new. One is a two bedroom with attached 3 car garage, and one is a three bedroom with a fireplace. Both have great views south toward the river, and have fenced yards with sprinklers. An automatic backup generator provides emergency power to both houses and there is an underground storm shelter. There is a metal machinery barn with water and restroom. Property is fenced and cross-fenced.

WATER: Water for the houses and one stock tank is provided by the Brice/Leslie water line. There is one windmill, two domestic submersibles, and one irrigation well with a 15 hp pump. The stock tank at the windmill overflows into the stocked pond, which is also supplemented by the irrigation well. There is a large seep pond as well. In addition, there are two more electric submersibles and two solar powered submersibles that are not currently used. Property is subject to the rules of the Mesquite Groundwater Conservation District.

UTILITIES: ELEC: Yes NATURAL GAS: No PROPANE: Yes

PERSONAL PROPERTY: Most of the furnishings and appliances in the houses, a 15 ton overhead cake storage bin, an air compressor, some shop items, a shipping container, an enclosed truck trailer body, 5 hunting blinds, 5 deer feeders, and 5 quail feeders are included with this sale.

TAXES: \$ 4,534.35 base tax for 2024 w/ag use exemptions

SCHOOL DISTRICT: Memphis ISD

MINERALS: Subject to previous reservations of record, Seller will reserve none.

POSSESSION: Property is owner operated. Possession is negotiable.

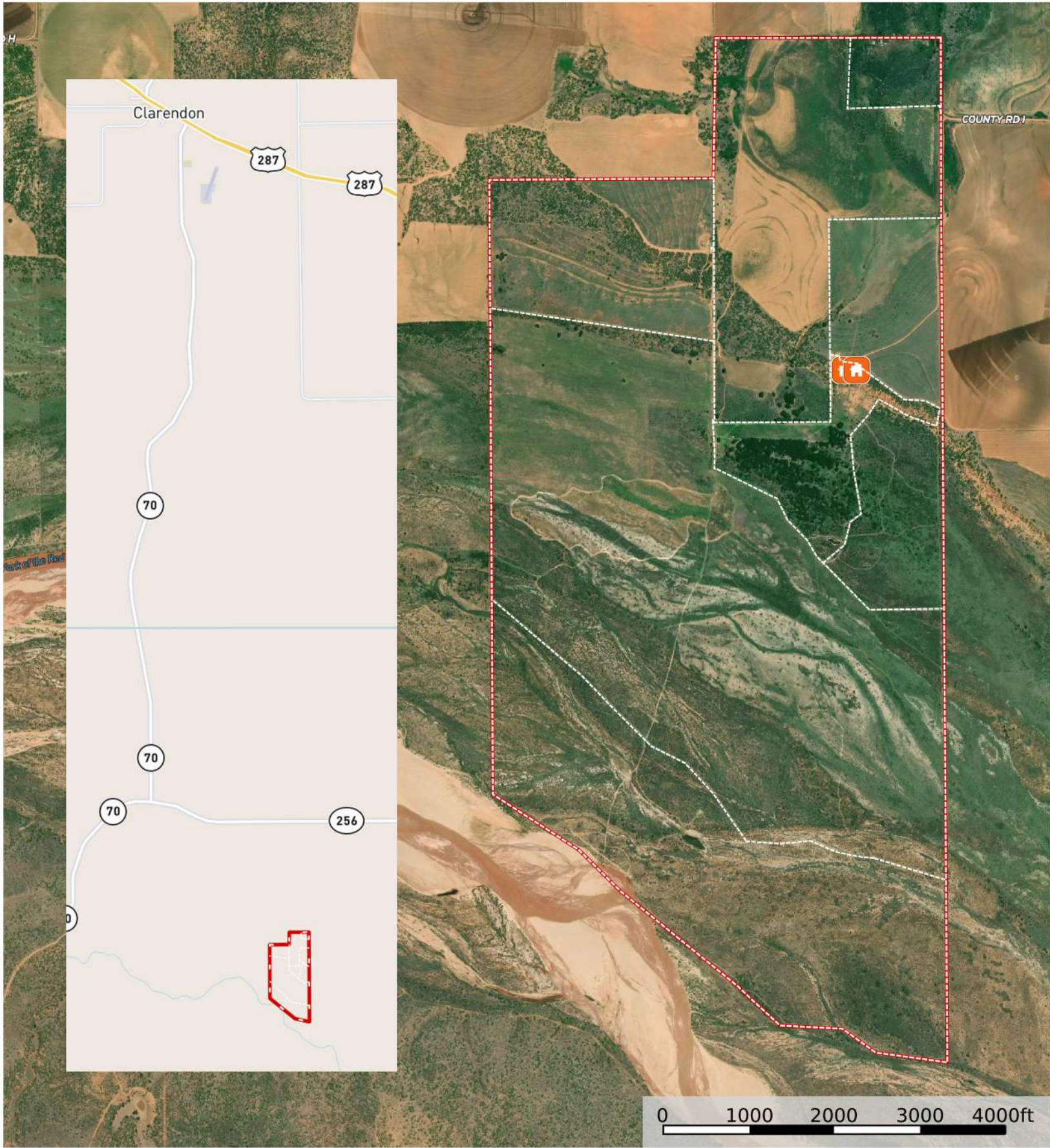
PRICE: \$2,950,000

OTHER DATA: Truly an end of the road place. A great recreational property with plenty of cover to make a great wildlife habitat, but open enough to still graze cattle and be useable. Wildlife includes turkey, quail, dove, hogs, and both white tail and mule deer. The main pond is stocked with catfish, bass, and perch. Easy commute from Amarillo for a perfect weekend get away. Owner will consider a trade for commercial property in Amarillo.

The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal. Listing broker must be present for all showings. Buyer's broker/agent must be identified on first contact with listing broker and accompany buyer for all site visits to be considered for brokerage fee sharing.



12700 County Road I  
Hall County, Texas, 1231.52 AC +/-



House Fence Boundary