

4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Lee Whitaker
Mobile: (806) 676-2142
www.whitakerrealestate.com

IDENTITY: 5835 County Road 9

LOCATION: Claude, TX - Property is located about halfway between Claude & Washburn on the north side of Hwy 287. At Hwy 287 & CR 9, go north and the property lays to the west side of CR 9.

LEGAL DESCRIPTION: Being all that portion of the South one-half of Section No. 108, Block B-4, Certificate No. 15/3433, H&GN Survey, Abstract No. 1478, lying North of the Ft. Worth & Denver Railway Co. right-of-way, containing 249 acres of land more or less.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	249 +/-			All

TOPOGRAPHY: Open grassland - flat to slightly sloping toward a playa lake.

IMPROVEMENTS: There is an older, 2-story home with 3 bedrooms, an office, a finished basement, and an attached single car garage. House has been updated mechanically (newer HVAC, roof, windows, siding, and tankless water heater) and appears to be in good condition, though it could use some cosmetic updates. There is a nearly new quonset barn with concrete floor and electric opener on the door. There is an older barn/workshop with a newer overhead door and opener. Property is fenced and cross-fenced. A good bit of the perimeter fence is almost new t-post construction, with some of the perimeter fence in poor to fair, but useable, condition.

WATER: There is a submersible pump at the house. A new pump was installed in 2014.

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

PERSONAL PROPERTY: The propane tank and cattle squeeze chute are included with the sale.

TAXES:	TOTAL: \$ 935.54 paid for 2024 w/ag exemption	SCHOOL DISTRICT: Claude ISD
--------	---	-----------------------------

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

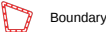
POSSESSION: Upon closing and funding.

PRICE: \$775,000

OTHER DATA: This property is in a good location on an all weather road in an area where not many properties of this size come available. It would make a great stock farm or a place for a family with 4-H or FFA projects.

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

5835 County Road 9
Armstrong County, Texas, 249 AC +/-



Boundary