

11380 FM 2362

362.007 acres +/-
Donley County, Texas

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WHITAKER REAL ESTATE

4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Lewis Whitaker
Mobile: (806) 679-1110
www.whitakerrealestate.com

FARM & LAND DESCRIPTION

IDENTITY: 11380 FM 2362, Clarendon, TX 79226

LOCATION: Ashtola, TX - From Hwy 287, follow FM 2362 as it goes south and east for approximately 2.6 miles to the entrance of the property, which lies south of FM 2362.

LEGAL DESCRIPTION: Complete metes and bounds description on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	362.007 +/-	16.45		345.5 +/-

TOPOGRAPHY: Rolling grassland with several large trees around the improvements. Some brushwork and grubbing have been done to improve the grazing for cattle and accessibility, while leaving enough good cover for wildlife.

IMPROVEMENTS: Very nice 3/2/2 barndominium that measures 40' x 105', with an open kitchen and living area, large den/office, and oversized garage and workshop area. There is a horse barn with 3 - 12' x 16' Priefert stalls, tack room, wash bay, work area, and extended roof over the horse runs and equipment storage area. There is another barn/garage that measures roughly 30' x 40', and a shipping container used for storage. Property is fenced and cross-fenced into several traps. The fencing is in very good to new condition. There is a pipe gate with electric opener at the entrance with a nice gravel road leading to the improvements.

WATER: Electric submersible water well at the improvements and a stocked fish pond that is supplemented by the water well.

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

PERSONAL PROPERTY: Hunting blind and game feeders will be included. Portable panels used as corrals will be included. Personal property such as furniture and equipment may be available at additional cost.

TAXES: To be determined. Improvements have not been assessed. **SCHOOL DISTRICT:** Clarendon ISD

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

POSSESSION: Property is owner occupied. Possession is negotiable.

PRICE: \$1,750,000

OTHER DATA: This is a unique property in a great location with paved frontage and a short commute to Amarillo of about 50 minutes. This property would be great as a full time residence or weekend retreat. Great setup for livestock and recreation with a stocked fish pond, lots of mule deer, dove and quail. CRP pays \$30.72/acre/year (\$505.00/year) through 9/30/2026.

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.

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 Boundary