

**WHITAKER REAL ESTATE**

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**FARM & LAND DESCRIPTION**

IDENTITY: Krabbe Farm

LOCATION: Amarillo, TX - go east on I-40 to Loop 335, then south on Loop 335 for one mile to the northeast corner of the property. The east end of this property has 1/2 mile frontage along the loop, the north side has 1 mile of frontage along 34th street, and the west end has 1/2 mile frontage along Whitaker Road.

LEGAL DESCRIPTION: N/2 of Section 89, Block 2, AB&M Survey, Randall County, Texas. Property was surveyed in 2013.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	314.5 +/-		305.6	

TOPOGRAPHY: Flat to slightly sloping farmland.

IMPROVEMENTS: None.

WATER: There are no water wells on this property.

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

PERSONAL PROPERTY: None.

TAXES: TOTAL: \$ 559.85 SCHOOL DISTRICT: Canyon ISD  
paid for 2017 w/ag-exemptions

MINERALS: Whatever minerals are owned by seller will be included with sale.

POSSESSION: Subject to a 1/3 landowner and 2/3 tenant cropshare farming lease.

PRICE AND TERMS: \$1,565 per acre (\$492,192.50)

OTHER DATA: This is good laying farmland with excellent development potential. This land has been in the Krabbe family for over 100 years.

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

