

**WHITAKER REAL ESTATE**

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**FARM & LAND DESCRIPTION**

**IDENTITY:** Pitcock Place

**LOCATION:** Twitty, TX - go east on FM 592 for one mile to CR 18. This is the southwest corner of the property. Property continues east along FM 592 for one mile, and then FM 592 turns north and continues along the east edge of the property.

**LEGAL DESCRIPTION:** The S/2 of Section 11, Block A-8, H&GN Ry. Co. Survey, Wheeler County, Texas.

**ACREAGE:**

TOTAL	CRP	DRY FARMLAND	GRASSLAND
317.38 +/-			317.38 +/-

**TOPOGRAPHY:** Open to rolling grassland, with a few tree lined areas. Bronco Creek crosses the property and may hold water in a wet season.

**IMPROVEMENTS:** A single-wide mobile home.  
Old farm house that is not in livable condition.  
Perimeter fencing is in excellent condition.

**WATER:** City water is available on the property, along with 2 windmills.

**UTILITIES:**

<b>ELEC:</b> Yes	<b>NATURAL GAS:</b>	<b>PROPANE:</b>
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**PERSONAL PROPERTY:** N/A

**TAXES:**

<b>TOTAL:</b> \$ 2,133.05 For 2019 w/ag-use exemptions.	<b>SCHOOL DISTRICT:</b> Shamrock ISD
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**MINERALS:** Subject to previous reservations, Seller will reserve none.

**POSSESSION:** Possession will be upon closing and funding.

**PRICE:** \$317,380 (\$1,000/acre)


**OTHER DATA:** This is a good, productive grassland place with good access, great fences, water systems, and enough terrain and trees to be a fairly scenic place.

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

# Pitcock Place

Wheeler County, Texas, 317.38 AC +/-



 Boundary