WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY:	Butler Property
LOCATION:	From Memphis, TX - go west/southwest on SH 256 approximately 2.5 miles to County Road 20. This is the southwest corner of the property. County Road 20 continues along the west side of the property for approximately 1 mile, then turns east as County Road C along the north side of the property. NOTE: Due to the angle of SH 256, there is a small triangle of the subject property on the south side of the highway.
LEGAL DESCRIPTION:	321 acres +/- out of the E/2 of Section 94, Block 18, H&GN Survey, Hall County, Texas. Complete legal description on file.
ACREAGE:	TOTALCRPDRY FARMLANDGRASSLAND321 +/-237 +/-84 +/-
TOPOGRAPHY:	Rolling grassland with some tree/brush cover and several bluffs.
IMPROVEMENTS:	Fenced along the east side of the property.
WATER:	There is an electric submersible water well, that is not currently in working order. There is an earthen tank that is currently dry.
UTILITIES:	ELEC: Yes NATURAL GAS: No PROPANE: No
PERSONAL PROPERTY:	None.
TAXES:	TOTAL: \$ 338.89 estimated for 2022 SCHOOL DISTRICT: Memphis ISD w /ag exemption
MINERALS:	Subject to previous reservations of record, seller will reserve none.
POSSESSION:	Upon closing and funding.
PRICE:	\$1,250.00/acre (\$401,250.00)
OTHER DATA:	Lots of tree cover along the west side and rolling terrain make this a good recreational property for deer, quail, and hogs. The CRP is bid at \$26.33/acre/year for an annual payment of \$6,245.00 through 9/30/2032.

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



D Boundary

