

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: East Place LLC

LOCATION: From I-27 go east on Hungate Road for 5 miles to the northwest corner of the property (the pavement ends after 4 miles). There is also frontage on Eastern Street and Lawrence Road.

LEGAL DESCRIPTION: New survey on file.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	1,630.55 +/-	1,300.60		330 +/-

TOPOGRAPHY: Flat to slightly sloping. There are two playa lakes.

IMPROVEMENTS: Partially fenced.

WATER: 1 windmill and 1 electric submersible

UTILITIES: ELEC: yes NATURAL GAS: no PROPANE: no

PERSONAL PROPERTY: None.

TAXES: TOTAL: \$ 2,297.17 for 2014 w/ag exemptions SCHOOL DISTRICT: Canyon & Happy

MINERALS: Seller to reserve one-half of any minerals owned by Seller.

POSSESSION: At closing.

PRICE AND TERMS: \$850/acre (\$1,385,967.50)

OTHER DATA: Good contiguous block of land within easy distance to Canyon or Amarillo. 1,153.2 acres in CRP until 9/30/23 at \$33,916/year, and 147.4 acres in CRP until 9/30/22 at \$4,726/year. Same family ownership for approximately 65 years.

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