

Stewart Family 2022 Revocable Trust

767.5± acres | \$18,420,000 | Vernon, Texas | Wilbarger County



Chas. S. Middleton
— AND SON —

RANCHES • FARMS • LAND | SALES & APPRAISALS

Est. 1920

Stewart Family 2022 Revocable Trust

The Stewart Family 2022 Revocable Trust 767.5± acres is located within 1-2 miles from the Oklaunion Industrial Park, LLC Power Plant and consist of four separate tracts. It is located on CR 134 E and Highway 287 just east of Oklaunion, Texas. All tracts have good access and are pretty much considered flat to gently rolling. There are power lines that cross three of the tracts and wind turbines in place. Rural water is available supplied by Red River Water Authority. Natural gas lines pass through two of the tracts.

All oil, gas, and mineral interest will convey to buyer at closing. All wind energy, solar energy, and alternative energy rights will convey to buyer at closing.

Tract #1

161.5 ± acres that is fenced and is in native and improved grass. It has power lines that run across the property. There is one earth tank on this tract.

Tract #2

161 ± acres that is currently been planted in wheat. The tract includes one wind turbine, and a natural gas pipeline traverses this portion.

Tract #3

320 ± acres that is fenced and has improved grass. There is a substation, two wind turbines, and a natural gas line on this tract. There are also two earth tanks on this tract.

Tract #4

125 ± acres that has Highway 287 and railroad frontage. It has power lines and one wind turbine on this tract.



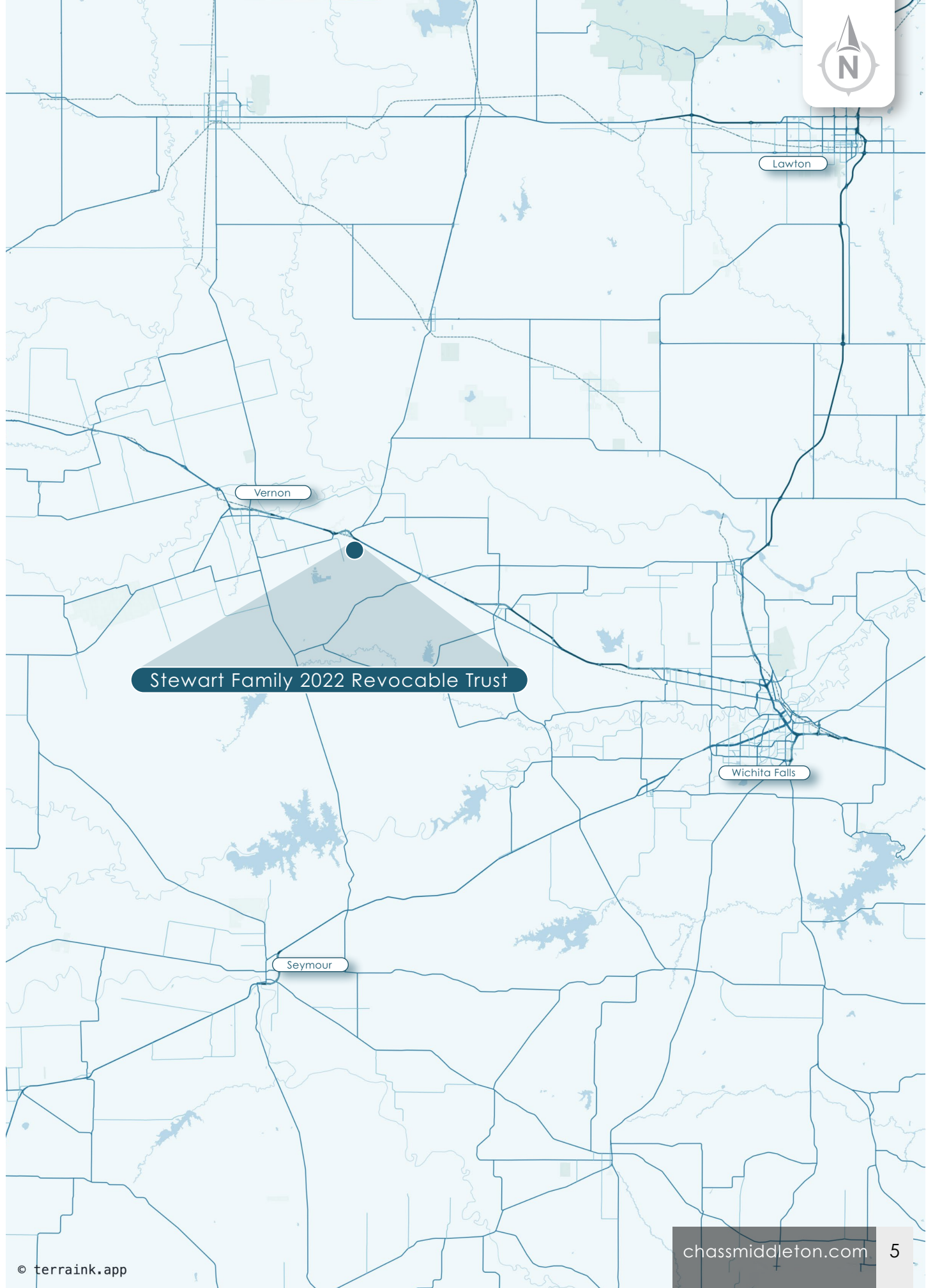
Remarks

The Stewart Family 2022 Revocable Trust 767.5± acres is a special property with its location to the Oklaunion Industrial Park, LLC Power Plant, Highway 287, and railroad access. The proposed Google Data Center is being built in the area of these four tracts.

This is a unique opportunity for property to come available in this area and it is reasonably priced at \$24,000 per acre or \$18,420,000.

For more information, please contact Dane Mount at 940-839-6247 or dane@csmanson.com.

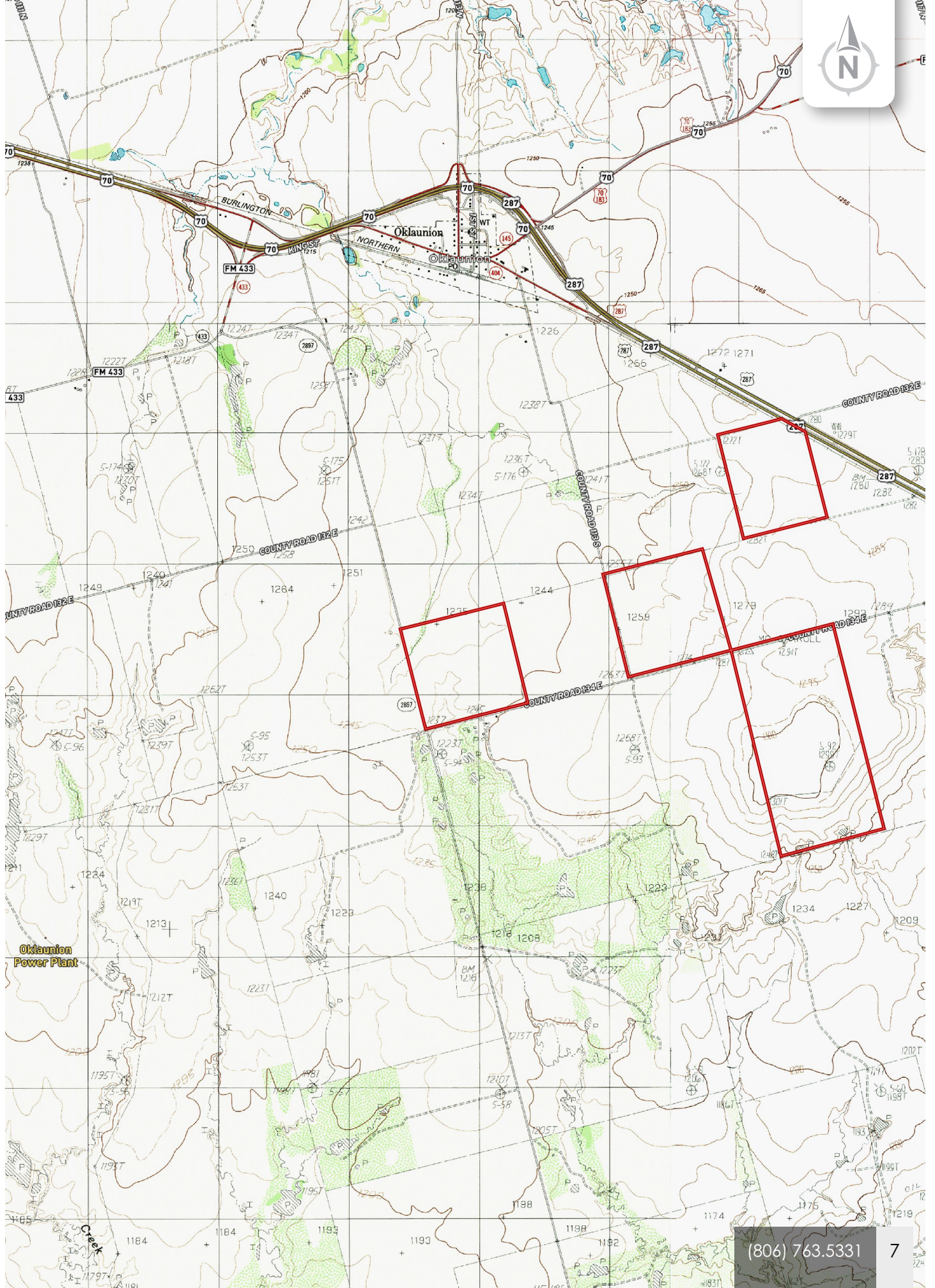




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34.1148, -99.1168



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