

13135 CR H

331.5 acres +/-
Donley County, Texas

Offered Exclusively by
Whitaker Real Estate
806-356-6100

www.whitakerrealestate.com



4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Lewis Whitaker
Mobile: (806) 679-1110
www.whitakerrealestate.com

IDENTITY:	13135 CR H, McLean, TX 79057			
LOCATION:	From Alanreed, TX - go south on FM 291 and continue onto CR 20 for a total of approximately 1 miles to CR H. Subject property lays on the east side of CR 20 and the north side of CR H.			
LEGAL DESCRIPTION:	331.5 acres in the south half of Section 25, Block C-8, GC&SF Survey, Donley County, Texas			
ACREAGE:	TOTAL 331.5 +/-	CRP	DRY FARMLAND	GRASSLAND All
TOPOGRAPHY:	The western portion is rolling grassland and the eastern portion has several tree-lined draws and canyons.			
IMPROVEMENTS:	There is a 2 bedroom, 1 bathroom house. Detached garage in need of repair. Metal shop building, cattle shed and corrals. Barbed wire fencing.			
WATER:	There is an electric submersible pump for the house and stock water.			
UTILITIES:	ELEC:	Yes	NATURAL GAS:	No PROPANE: Yes
PERSONAL PROPERTY:	All appliances will stay. Two game feeders will be included.			
TAXES:	TOTAL: \$ 1,557.56 paid for 2024 w /ag exemption		SCHOOL DISTRICT: Hedley ISD	
MINERALS:	Subject to previous reservations of record, seller will reserve none.			
POSSESSION:	Property is owner occupied. Possession is negotiable.			
PRICE:	\$827,750.00			
OTHER DATA:	Located just over an hour drive from Amarillo. This is a great weekend getaway kind of place that offers both deer and bird hunting.			

The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal. Buyer's broker/agent must be identified on first contact with listing broker and accompany buyer for all site visits to be considered for brokerage fee sharing.

13135 Co. Rd H
Donley County, Texas, 331.1 AC +/-

