

WHITAKER REAL ESTATE
4600 Interstate 40 West Suite 101
Amarillo, Texas 79106
Office: (806) 356-6100
Fax: (806) 356-6517
Agent: Aiden Whitaker
Mobile: (806) 567-1948
www.whitakerrealestate.com

FARM & LAND DESCRIPTION

IDENTITY: 8915 FM 1258 Claude, TX 79019

LOCATION: From Claude, TX - From Hwy 207 and FM 1151 go south 8 miles to FM 1258, then follow FM 1258 west, north, and west again a total of 7.75 to the southeast corner of the property. Subject property lays on the north side of FM 1258.

LEGAL DESCRIPTION: Survey and metes & bounds description on file at office.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	54.11+/-			All

TOPOGRAPHY: Flat grassland slightly sloping towards playa lake.

IMPROVEMENTS: Fencing on east and north sides in usable condition.

WATER: Submersible well in unknown condition.

UTILITIES: ELEC: Yes NATURAL GAS: No PROPANE: No

PERSONAL PROPERTY: None

TAXES: TOTAL: \$1,093.54 base tax in 2025 SCHOOL DISTRICT: Claude ISD

MINERALS: Subject to previous reservations, Seller will reserve none.

POSSESSION: Possession will be given upon closing.

PRICE: \$150,000

OTHER DATA: This property has the potential to be a nice country homesite or small stock farm with paved frontage and an easy commute to Claude or Amarillo. Property does need work as there is an old farmhouse that is still standing but likely beyond repair, the remains of a trailer house, and other items to clean up on the property.

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.

8915 FM 1258

Armstrong County, Texas, 54.11 AC +/-



 Boundary