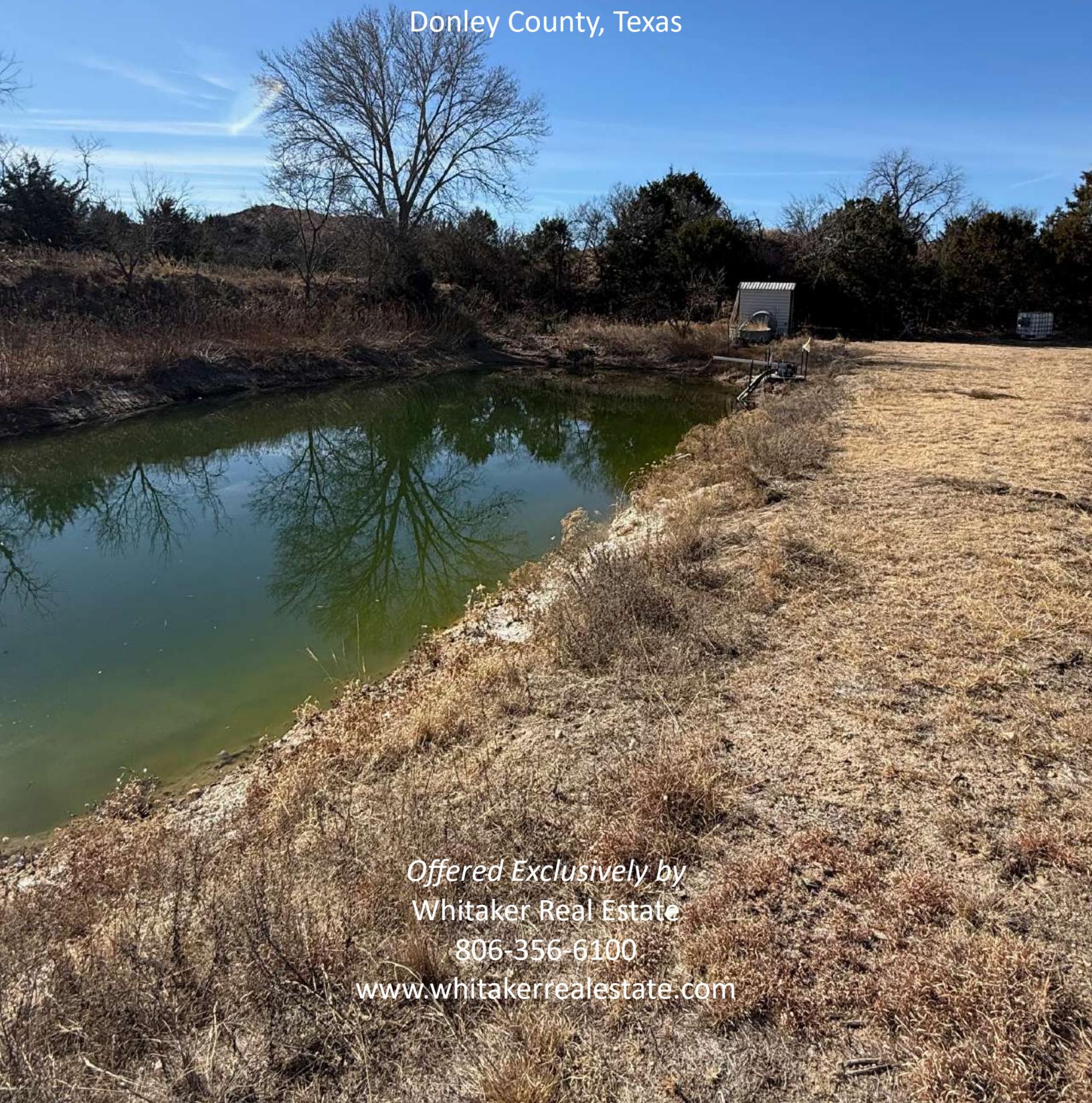


# 5800 CR 22

10 acres +/-  
Donley County, Texas



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**FARM & LAND DESCRIPTION**

**IDENTITY:** 5800 CR 22

**LOCATION:** From Alanreed, TX - From I-40 and FM 291, go south on FM 291 4.6 miles to County Road 22, then east on CR 22 for 1.7 miles. Subject property lays on the north side of CR 22.

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

<b>ACREAGE:</b>	<b>TOTAL</b>	<b>CRP</b>	<b>DRY FARMLAND</b>	<b>GRASSLAND</b>
	10 +/-			All

**TOPOGRAPHY:** Rolling grassland with lots of trees.

**IMPROVEMENTS:** 3 bedroom, 2 bath home, pier & beam construction, central heat & air, with attached sunroom. Detached 2 car garage, carport, other outbuildings. Barbed wire fence around the property perimeter is in useable condition.

**WATER:** The water well is a free-flowing Artesian well with a traditional submersible pump and pressure tank system to provide water to the house. Excess water from the Artesian well flows into a fish pond stocked with blue gill and catfish.

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

**PERSONAL PROPERTY:** The stove, refrigerator, and breakfast nook (item of furniture) in the house, along with the propane tank and a new aeration pump for the pond are included with the sale.

**TAXES:** TOTAL: \$ 474.79 base tax for 2025 with exemptions **SCHOOL DISTRICT:** Hedley ISD

**MINERALS:** Subject to previous reservations, Seller will reserve none. However, Seller does not believe he owns any of the minerals.

**POSSESSION:** Property is owner occupied. Possession is negotiable.

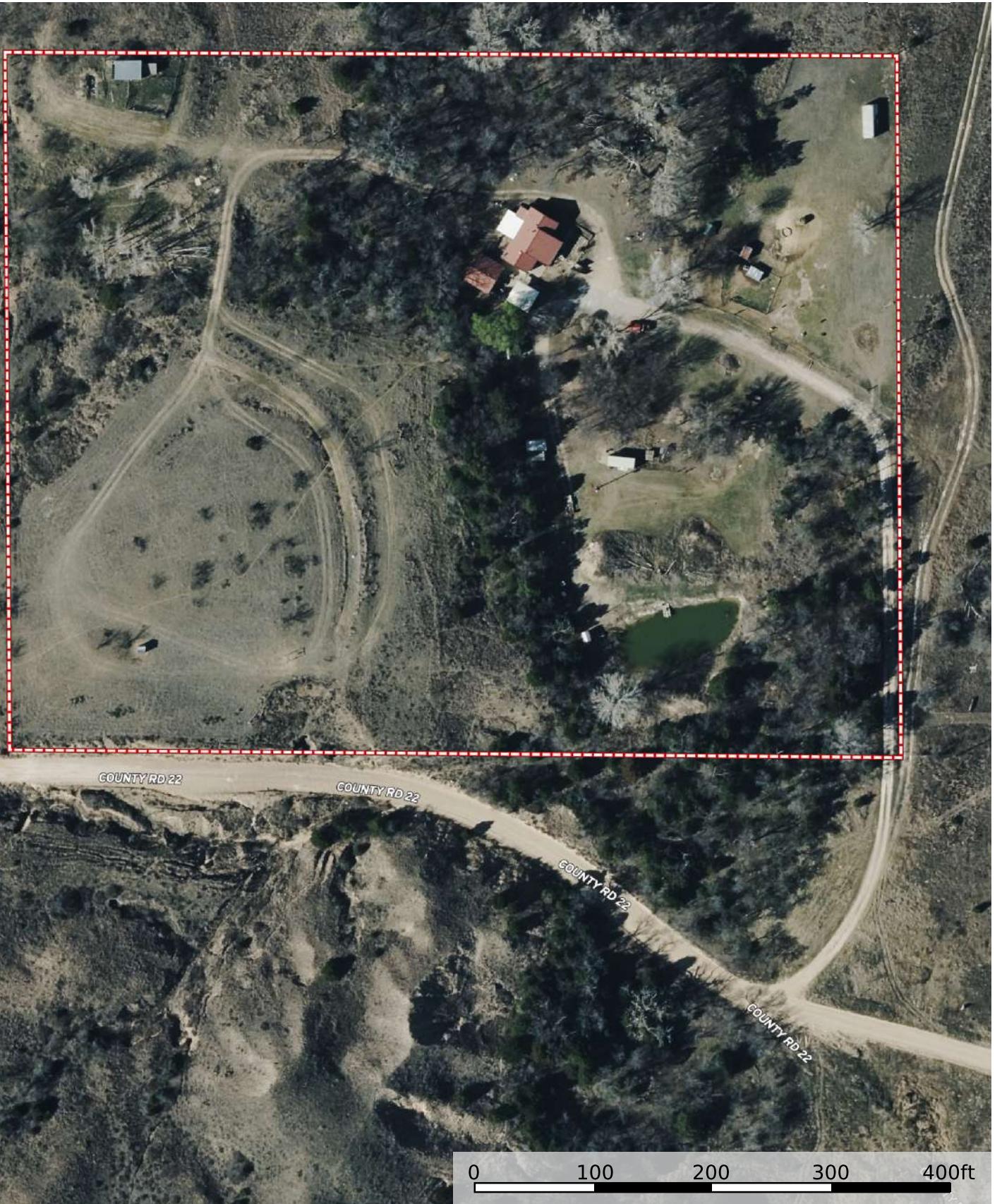
**PRICE:** \$285,000

**OTHER DATA:** Great little place with just enough room for hunting, fishing, and relaxing. Located just about one hour from Amarillo. Make this one your mini recreational retreat.

\*\*\*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.\*\*\*

5800 CR 22

Donley County, Texas, 10 AC +/-



 Boundary

Lee Whitaker  
P: 8063566100

[www.whitakerrealestate.com](http://www.whitakerrealestate.com)

4600 I-40 West, Suite 101, Amarillo, TX

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