

HIGH POINT RANCH

160 acres +/-
Hall County, Texas

Offered Exclusively by
Whitaker Real Estate
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FARM & LAND DESCRIPTION

IDENTITY: High Point Ranch

LOCATION: Memphis, TX - from Hwy 287 in Memphis, go approximately 2.6 miles east on Hwy 256 to County Road C, then follow CR C south and east for 1.25 miles to the northwest corner of the property.

LEGAL DESCRIPTION: The NE/4 of Section 87, Block 18, H&GN Ry. Co. Survey, Hall County, Texas, and containing 160 acres, more or less.

ACREAGE:

TOTAL	CRP	DRY FARMLAND	GRASSLAND
160 +/-			All

TOPOGRAPHY: Rolling to rough grassland with several canyons and mesquite cover.

IMPROVEMENTS: Small cabin (portable building that is wired w/ electricity but has no plumbing). Perimeter fencing - two sides in fairly good condition, two sides in excellent condition.

WATER: One submersible water well and fiberglass stock tank.
Property is subject to the rules of the Mesquite Groundwater Conservation District.

UTILITIES:

ELEC:	Yes	NATURAL GAS:	No	PROPANE:	No
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PERSONAL PROPERTY: The "cabin", with 2 beds & couch, a 20' shipping container, 3 deer feeders and 1 hunting blind are all included in the sale.

TAXES:

TOTAL:	\$ 136.62 for 2025 w/ag-use exemptions	SCHOOL DISTRICT:	Memphis-Lakeview ISD
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MINERALS: Subject to previous reservations of record, Seller will reserve none.

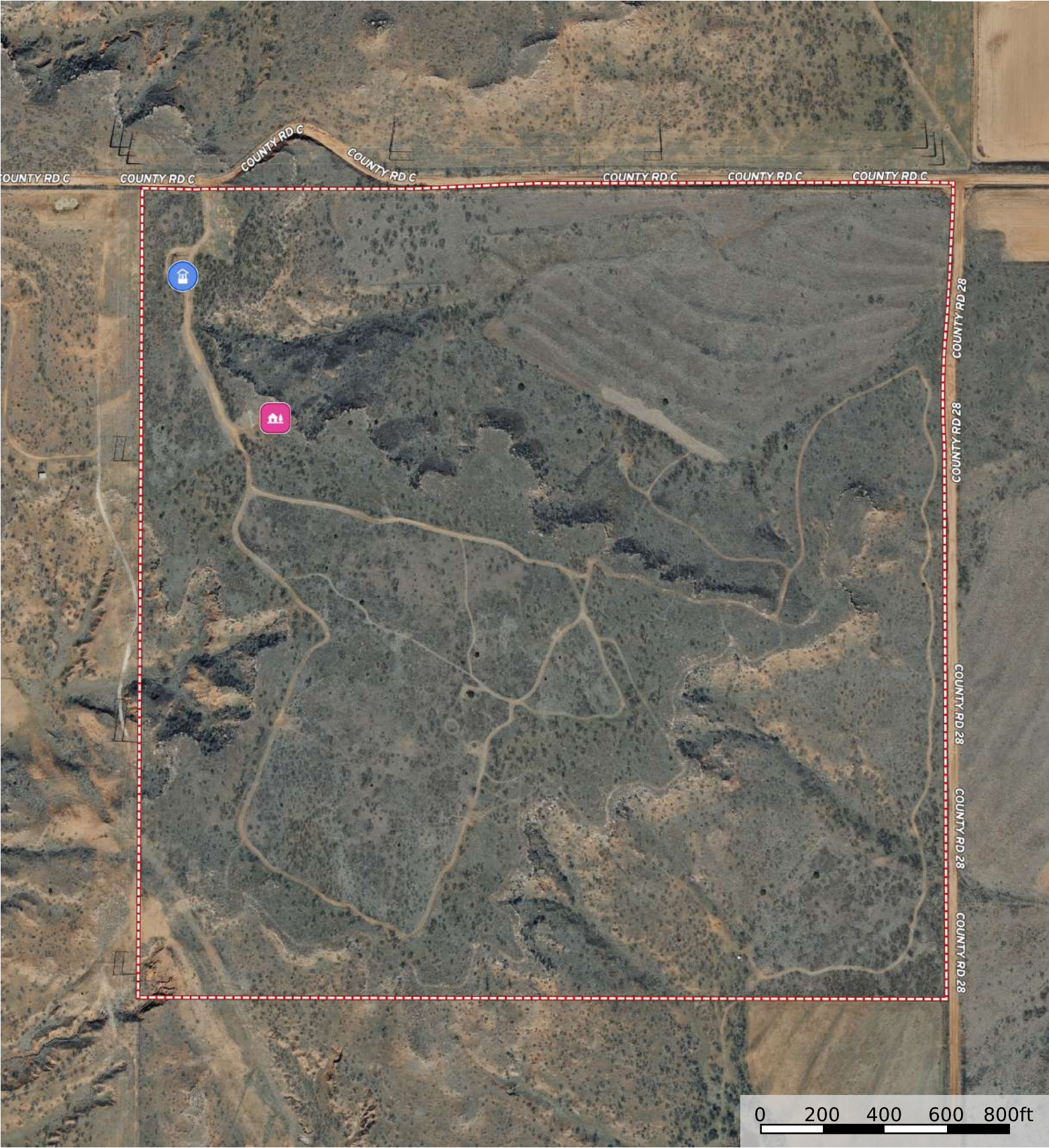
POSSESSION: Upon closing and funding.

PRICE: \$464,000 (\$2,900/acre)

OTHER DATA: This is a great recreational property with a high plateau that breaks into canyons. Both white-tail and mule deer, hogs, quail and turkey provide excellent hunting possibilities. This property is set up and ready to enjoy.

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.

High Point Ranch
Hall County, Texas, 160 AC +/-



-  Cabin
-  Well
-  Boundary