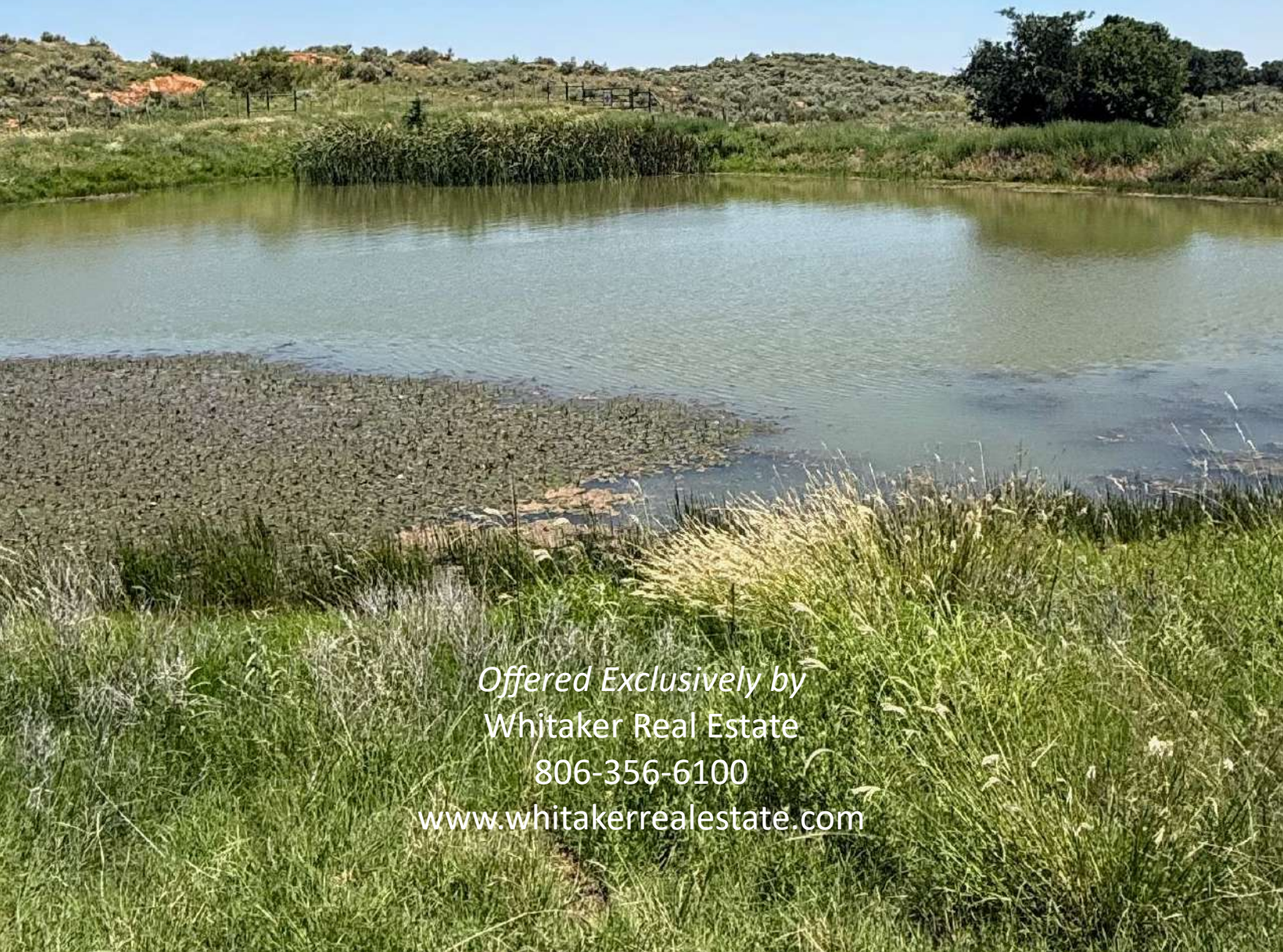


ASK FARM

147.94 acres +/-
Collingsworth County, Texas



Offered Exclusively by
Whitaker Real Estate
806-356-6100
www.whitakerrealestate.com



WHITAKER REAL ESTATE

4600 Interstate 40 West Suite 101

Amarillo, Texas 79106

Office: (806) 356-6100

Fax: (806) 356-6517

Agent: Lewis Whitaker

Mobile: (806) 569-1110

www.whitakerrealestate.com

FARM & LAND DESCRIPTION

IDENTITY: ASK Farm

LOCATION: From the intersection of FM 1547 and Hwy 203 in Quail, go west on Co. Rd. S approximately 1 mile to the northeast corner of the property. Co. Rd. S runs along the north line of the property approximately 1/3 of a mile.

LEGAL DESCRIPTION: 147.94 acres +/-, in Section 30, Block 21, H&GN Survey, Collingsworth County, Texas. Complete metes and bounds description on file.

ACREAGE:

TOTAL	CRP	DRY FARMLAND	GRASSLAND
147.94+/-			All

TOPOGRAPHY: Rolling grassland - a good combination of open grassland with areas of trees and thickets.

IMPROVEMENTS: 2019 built home is a 2 bedroom, 2 bath, with fireplace and central heat and air. The older home is a 2 bedroom, 2 bath, with an enclosed patio, bunkroom, saferoom, fireplace and central heat and air. Metal barn (approx 24' x 30'), box van, 40' storage container, stock shed.

WATER: 2 - Submersible pumps, stocked pond. Yard area around home has a sprinkler system.

UTILITIES:

ELEC:	Yes	NATURAL GAS:	No	PROPANE:	Yes
-------	-----	--------------	----	----------	-----

PERSONAL PROPERTY: All appliances, Generac 24 KW generator, air compressor, electric welder in barn, cattle squeeze chute and game feeders are included w/ sale.

TAXES:

TOTAL:	\$1,680.23 base tax in 2025	SCHOOL DISTRICT:	Hedley ISD
	w/ ag use exemptions		

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

POSSESSION: Owner currently allows a neighbor to graze cattle on a portion of the property in exchange for hunting on the neighbors property. Otherwise the property is owner operated and possession is negotiable.

PRICE: \$795,000

OTHER DATA: Great recreational/cattle operation. Two very nice homes, one of which is near new. Automatic generator for back up power. Pond is stocked w/ bass and catfish, and has a small windmill that powers an aeration pump for pond. Great habitat for deer, dove, quail & turkey.

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.

ASK Farm
Collingsworth County, Texas, 147.94 AC +/-



 Boundary