

5065 CR 3

336.97 acres +/-
Donley County, Texas

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FARM & LAND DESCRIPTION

IDENTITY: 5065 CR 3

LOCATION: From Ashtola, TX - which is on Hwy 287 approximately 10 miles west of Clarendon, go north on CR 3 approximately 1.3 miles to the end of the road. The subject property lays to the east.

LEGAL DESCRIPTION: Described as Tracts 1 & 2, out of League 3, Franklin County School Land, Donley County, Texas. Existing surveys are available.

ACREAGE:	TOTAL	CRP	GRASSLAND
	336.97 +/-	188.3	148.7 +/-

TOPOGRAPHY: Rolling grassland to mild canyon land.

IMPROVEMENTS: The main house has 4 bedrooms, 3 bathrooms, and approximately 2,785 sq ft. There is a nice rear deck area, storm cellar, and carport with storage. The second house has 3 bedrooms, 2 bathrooms, and is approximately 1,690 sq ft. There is a very nice 30x40 metal barn that is insulated, has a concrete floor and covered overhang. There are several older buildings that are still very useable. They include a 30x49 "tractor barn", a 20x26 "car barn", and a box car with extended shed roof.

The east, north, and most of the west boundary are game fenced, with the balance of the perimeter having excellent t-post fencing.

WATER: There are 3 submersible wells - 2 are electric and 1 is solar. There is one windmill. There is a sprinkler system for the maintained area around the fish pond.

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

PERSONAL PROPERTY: Most of the furniture in the houses will be included with the sale. Other personal property such as equipment, vehicles, or tools may be available at an additional cost.

TAXES: \$ 2,791.72 base tax for 2023 with ag exemption SCHOOL DISTRICT: Clarendon ISD

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

POSSESSION: Property is owner operated. Possession is negotiable.

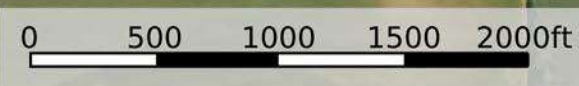
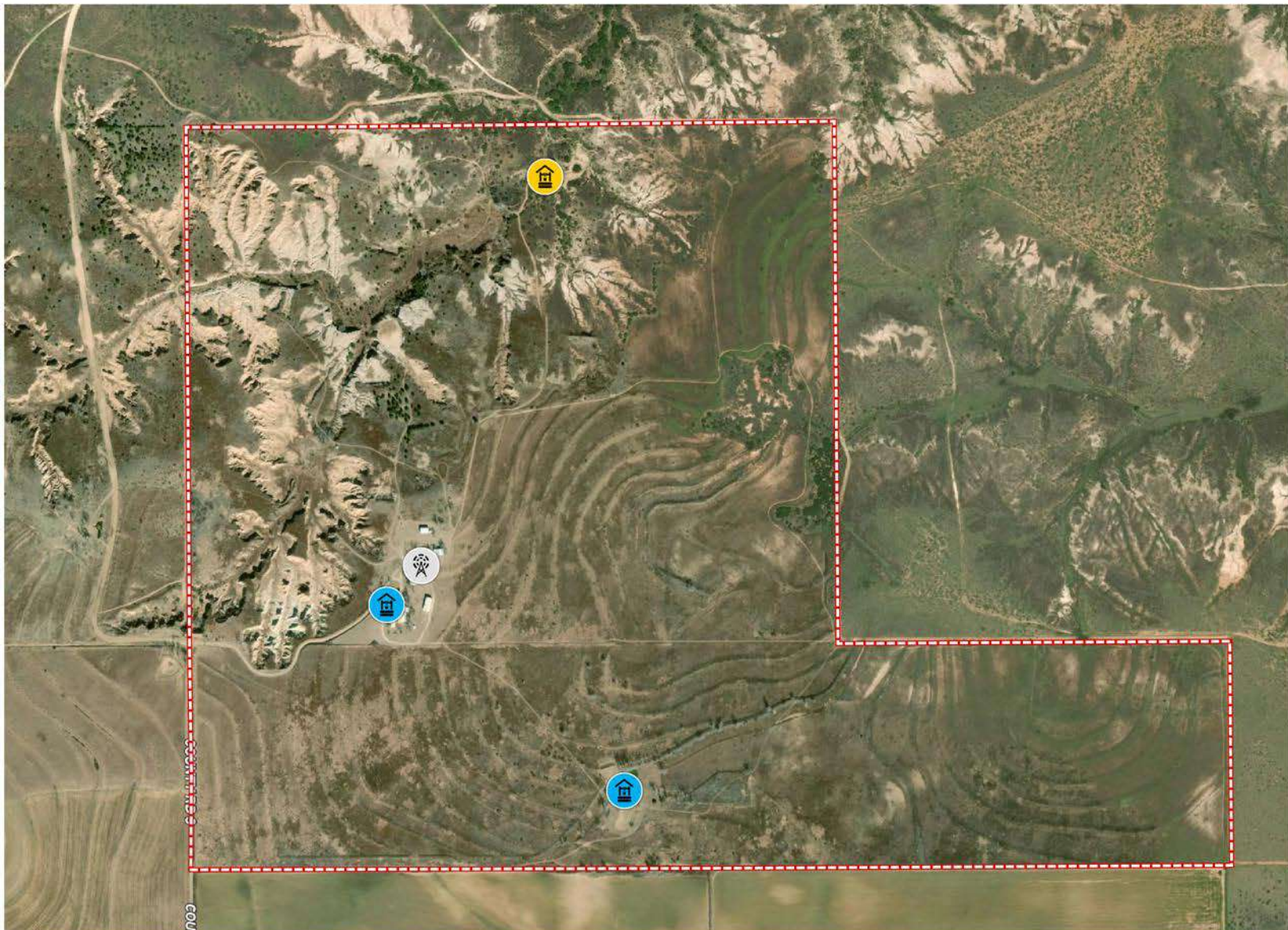
PRICE: \$1,250,000

OTHER DATA: This is an end of the road, ready to use retreat with plenty of room for large groups. It has a great location on a well maintained county road and is only about 45 minutes from Amarillo, and less than 15 minutes from Clarendon. The stocked fish pond in the southern part of the property and the solar well with a stock tank and overflow pond combine with the terrain and trees and thickets to provide excellent wildlife habitat for dove, quail, turkey, and deer. CRP covers 71.24 acres at \$20.00/ac/year through 2030 (\$1,425/year) and 117.06 acres at \$38.11/ac/year through 2032 (\$4,461/year).

The information contained herein was obtained from reliable sources; however, it is not guaranteed and is subject to prior sale or withdrawal.

5065 County Road 3

Donley County, Texas, 336.97 AC +/-



- Well
- Windmill
- Solar Well
- Boundary