

RANCH ON JONAH CREEK

290 acres +/-
Hall County, Texas

Offered Exclusively by
Whitaker Real Estate
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FARM & LAND DESCRIPTION

IDENTITY: Ranch on Jonah Creek

LOCATION: 14525 County Road E, Memphis, TX -- from Memphis, continue southeast on HWY 287 approximately 3 miles to County Road E, then go east on CR E about 1/2 a mile to the southwest corner of the property. CR E runs along the south side of the property and CR 28 runs along the east side of the property.

LEGAL DESCRIPTION: The S/2 of Section 74, Block 18, H&GN Ry Co Survey, Hall County, Texas, SAVE AND EXCEPT 30.00 acres of land. Metes and bounds description on file.

ACREAGE: 290 +/- all Grassland

TOPOGRAPHY: Terrain varies from open improved grassland to rolling with several draws running into Jonah Creek, which winds through the property from north west to southeast.

IMPROVEMENTS: The property is very nicely improved with two main sets of improvements. The main house is beautiful with vaulted ceilings, a main floor master suite, a loft bedroom, 2.5 bathrooms, enclosed patio with built-in grill, griddle, and vent hood, and a two car attached garage with underground storm shelter. Nearby is a nearly new 30x50 barn with a 10' porch on the north side. It has a large overhead door, concrete floor, spray foam insulation, and a half bath. The second house is a Solitaire mobile home with 3 bedrooms, 2 bathrooms, open living area, and a 4-car detached garage. There is a large barn that measures approximately 42x132 that is divided into 3 areas, with about 1/3 having a roof and two side walls, about 1/3 being a nice shop with concrete floor and parts mezzanine, and about 1/3 enclosed with 2 overhead doors and dirt floor. There is a small "hobby shed" with attached carport as well.

WATER: There is a lake that is estimated to be over 15 acres. Water for the houses is provided by the Red River Authority of Texas pipeline. There is an electric submersible well near the Solitaire home that is only used to water the yard. The property is subject to the rules of the Mesquite Groundwater Conservation District.

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

PERSONAL PROPERTY: Most furnishings and appliances in the houses will be included with the sale. A detailed list of included items will be provided. The hunting blind and game feeders will be included.

TAXES: \$ 4,843.24 base tax for 2024 w /ag exemption

SCHOOL DISTRICT: Memphis ISD

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

POSSESSION: Property is owner occupied. Possession is negotiable.

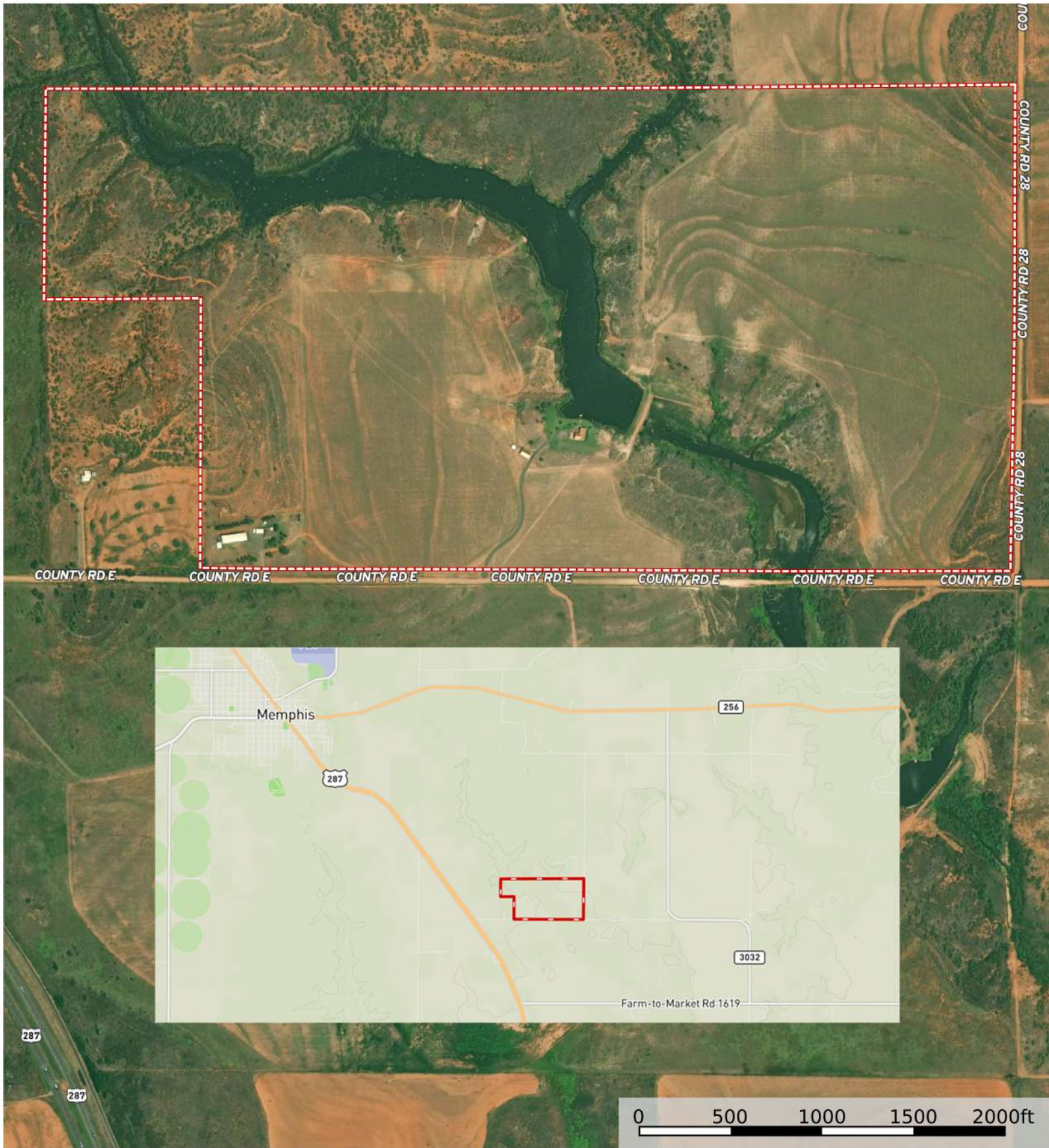
PRICE: \$1,750,000

OTHER DATA: It is rare to have the opportunity to own a nice home on your own private lake in the Texas panhandle. The lake is stocked with bass, blue gill, hybrid blue gill, and catfish. A 9 lb bass and a 14 lb catfish have been caught here. The second home and barns are about 1/4 mile from the main home and would work well as a guest house or a caretaker's house. Fencing is excellent, so whether you want to run a few cattle or horses, or just relax and enjoy some great hunting or fishing, this place has it all. It is a very well maintained property - a true showplace.

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

Ranch on Jonah Creek

Hall County, Texas, 290 AC +/-



Boundary