

WHITAKER REAL ESTATE

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FARM & LAND DESCRIPTION

IDENTITY: Smith Farm

LOCATION: Lakeview, TX - From Hwy 256 & County Road 15 (Shoe-Bar Street), go south on CR 15 for 2 miles to the north boundary of the property. CR 15 jogs west and then continues south down the west boundary of the property.

LEGAL DESC: The NW/4 of Section 114, Block 1, S&P RR Co Survey, Hall County, Texas. Metes and bounds description on file.

ACREAGE:	TOTAL	IRRIGATED FARMLAND	DRY FARMLAND	GRASSLAND
	171.5 +/-	122 +/-	48+/-	

TOPOGRAPHY: Good, flat farmland consisting almost entirely of Hardeman fine sandy loam, 0 to 1 percent slopes.

IMPROVEMENTS: No structures or fencing on the property.

WATER: There is a Zimmatic pivot that is nozzled for 300 gpm. The irrigation well has a 6" pump.

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

PERSONAL PROPERTY: The pivot, pump, and gearhead are included with the sale. The irrigation motor, diesel tank, injection tank and injection pump belong to the tenant and will not be included with this sale. The irrigation motor runs on diesel.

TAXES: \$ 1,944.74 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 leased under a 1/4 landlord and 3/4 tenant crop share lease.

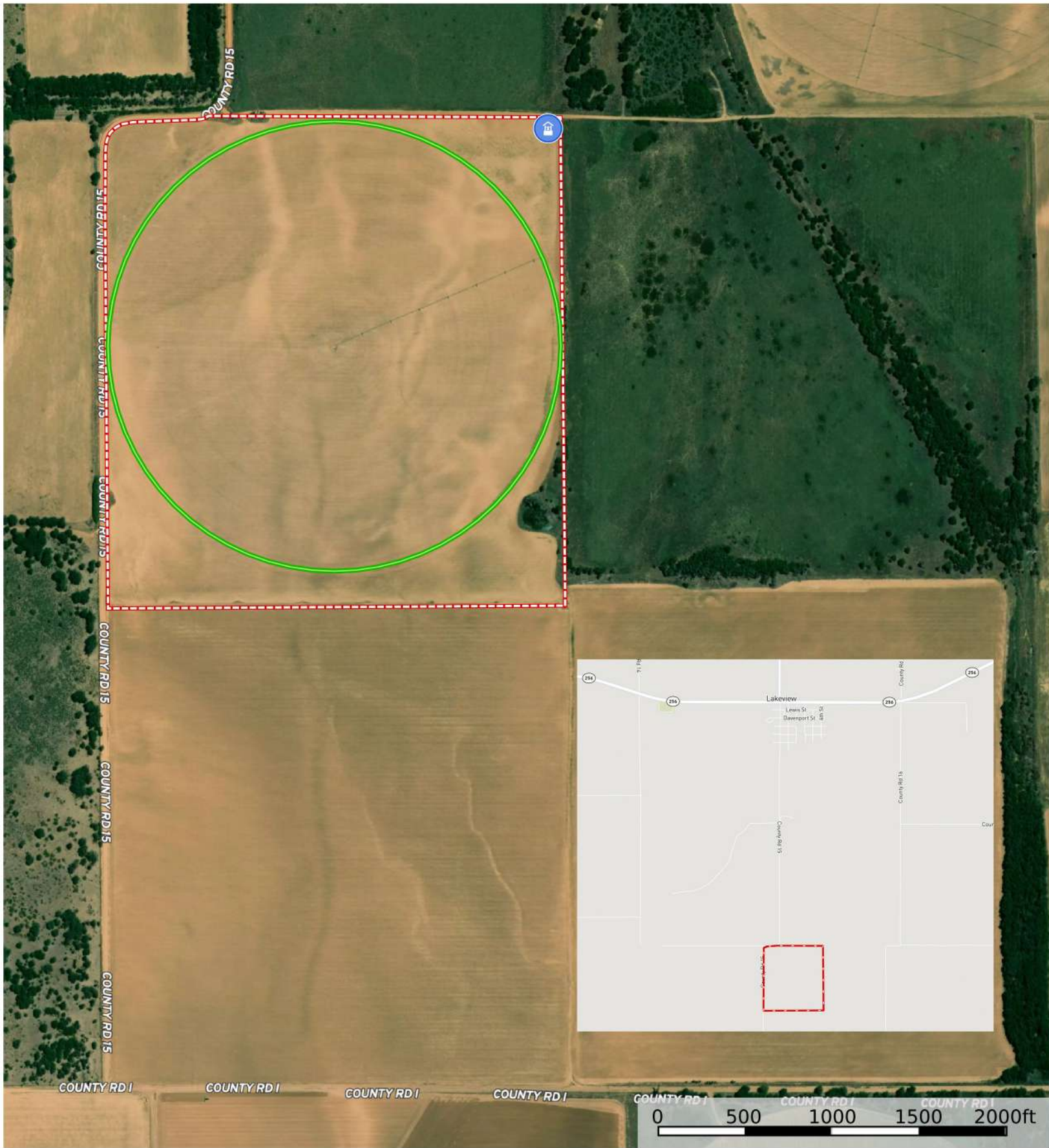
PRICE: \$3,596/acre (\$616,714)

OTHER DATA: This farm had peanuts and cotton for 2024 and a cover crop of wheat has been planted.

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.

Smith Farm

Hall County, Texas, 171.5 AC +/-



- Irrigation Well
- Boundary
- Pivot