

SPOOL STOCKYARDS PROPERTY

647.93± Acres | \$615,533 | Amarillo, Texas | Potter County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

SPOOL STOCKYARDS PROPERTY

A well located ranch nestled inside the city limits on the east side of Amarillo, Texas.

LOCATION & ACCESS

The Spool Stockyards property is well located, being on the east side of Amarillo, Texas. This property is located inside of the Amarillo City Limits, with the primary access being by Eastern Street on the west and East 3rd Street on the south. East Amarillo Boulevard (St. Hwy 60) runs through the northeast corner of the property.

GENERAL DESCRIPTION

The Spool Stockyards Property has a mostly level terrain, with a general slope to the east to a large low lying area on the east side of the property. A large earthen pond has been constructed in this area which will hold water in times of significant rainfall. This entire property is in grass,

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with the grass turf being in excellent condition.

LEGAL DESCRIPTION

647.93 acres, more or less, out of Section 91, 105 and 106, Block 2, A.B.&M. Survey, Potter County, Texas.

IMPROVEMENTS

This entire property is fenced. These fences are of steel T-post and barbed wire construction and are considered to be in fair condition. One livestock well is located on the west side of the property.

PRICE

\$950 per acre, surface only. 100% of the wind rights will be conveyed.

REMARKS

As mentioned above, the Spool Stockyards Property is located inside the Amarillo City Limits, with paved access frontage. This land is located in the industrial area of Amarillo, with some residential housing located within .5 of a mile. The ad valorem taxes on this property are approximately \$1,400 per year. If you are in the market for a livestock farm with potential for future development, this property should fit your needs. For additional information, please contact Rusty Lawson.





NE 9TH AVE NE 9TH AVE NE 9TH AVE
Chas. S. Middleton
AND SON LLC

FARM - RANCH SALES AND APPRAISALS



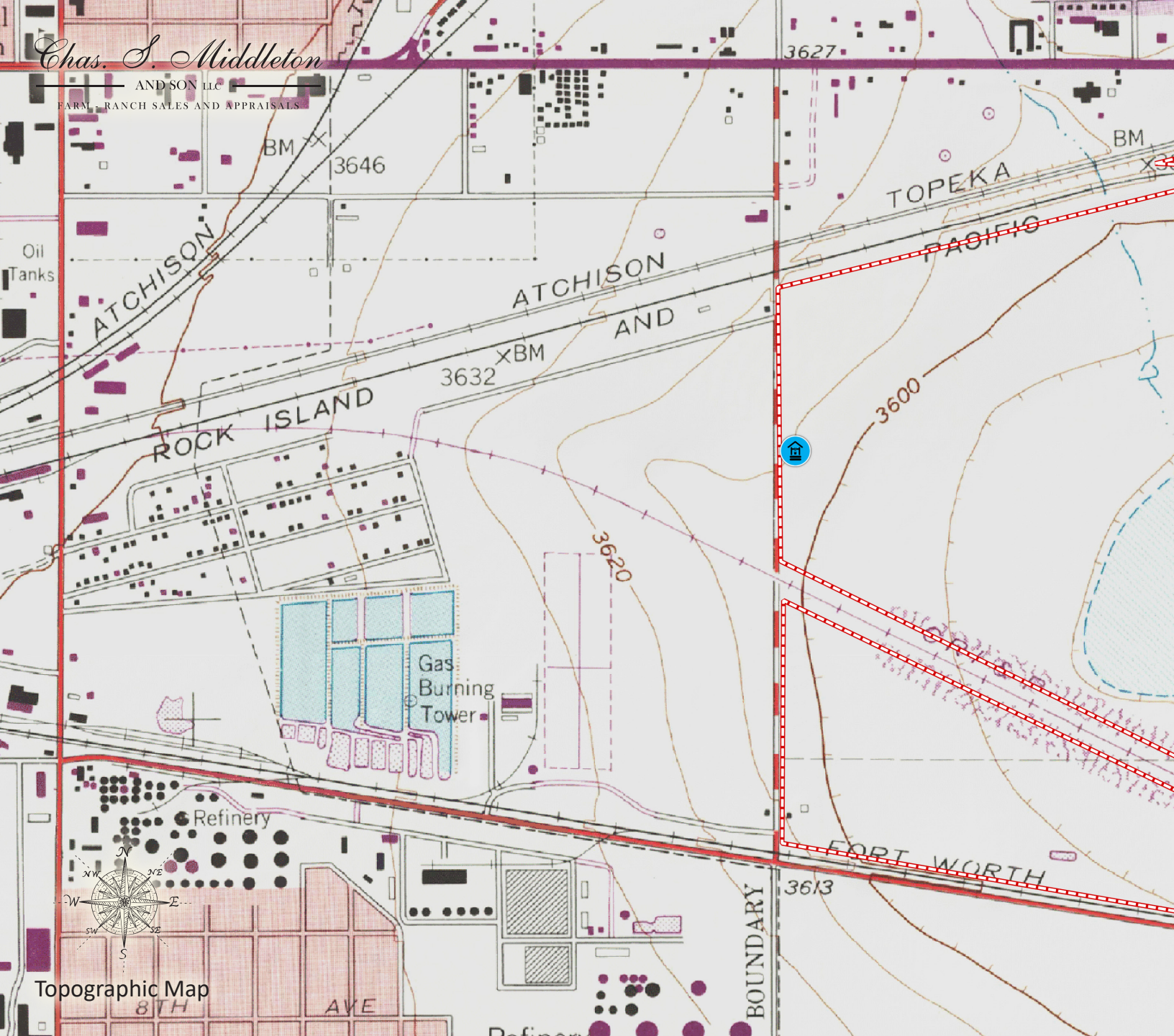
Aerial Map



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Amarillo, Texas | Potter County
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FARM, RANCH SALES AND APPRAISALS



3627

BM

3646

BM

TOPEKA

PACIFIC

ATCHISON

ATCHISON

AND

3632 XBM

ROCK ISLAND

3600

3620

Gas
Burning
Tower

Refinery

FORT WORTH

3613

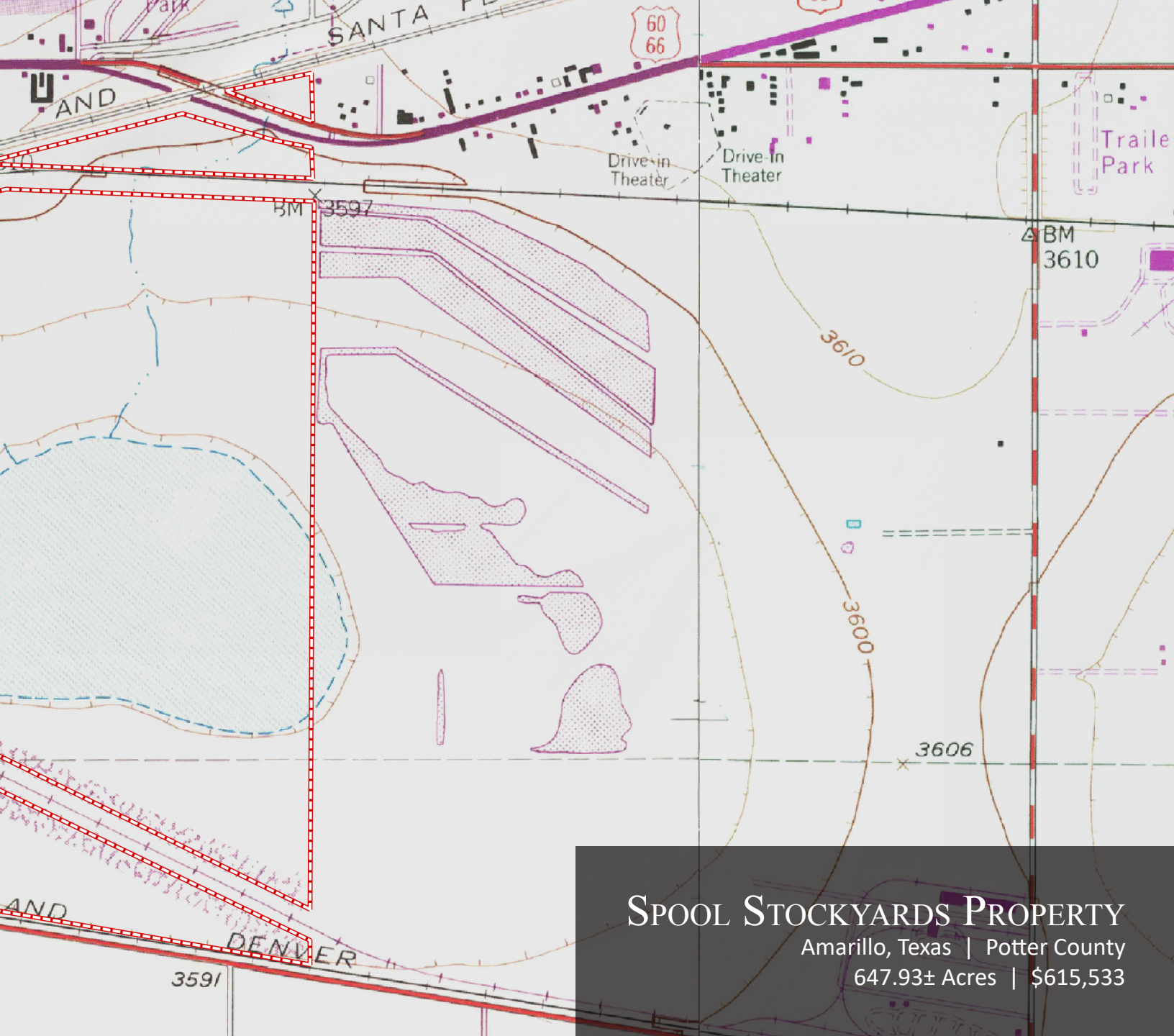
BOUNDARY

Topographic Map

8TH

AVE

Refinery



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RUSTY LAWSON

Associate Broker
Certified Appraiser

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Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.