

WARNER CRP

317± Acres | \$364,550 | Clarendon, Texas | Donley County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

WARNER CRP

An income producing property in a good location with paved highway frontage.

We are pleased to offer for sale the Warner CRP Property in Donley County, Texas.

140.8 acres are enrolled in the CRP program until September 2022, with annual payments of \$4,883 per year. Approximately 90 acres are classified as previously farmland, with the balance in native grass, primarily along the draw and low lying areas. Prior to being enrolled in the CRP, portions of the cultivated land were irrigated with side roll sprinklers and

2 natural gas irrigation wells located on the property. The working condition of the wells today is unknown. Irrigated land currently joins the property to the north and east, and the potential exists to develop irrigation again on this property upon further investigation. The majority of soils consist of Miles fine sandy loam and Miles loamy fine sand.

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LOCATION AND ACCESS

The Warner CRP property is located in the Southeastern Texas Panhandle in Donley County, and about 10 miles Southeast of Clarendon. The property has 1 mile of frontage on paved FM 1260.

This property is located about an hour's drive from Amarillo, and about 2 ½ hours from Lubbock.

MINERALS AND WIND RIGHTS

All owned minerals and wind rights will convey with the sale.

IMPROVEMENTS

There is an older home on the property, a garage/shed and water well.

TAXES

2018 taxes were \$987.13 with ag exemption.

PRICE REDUCED

The Warner CRP property has been reduced in price from \$1,250 to \$1,150 per acre.

REMARKS

If you are looking for an income producing property in a good location with paved highway frontage, this property deserves your attention.

Contact Clint Robinson at (806) 786-3730.





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COUNTY RD 17
COUNTY RD 17
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Aerial Map



COUNTY RD 18

COUNTY RD 18

COUNTY RD 18

COUNTY RD 18

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COUNTY RD 18

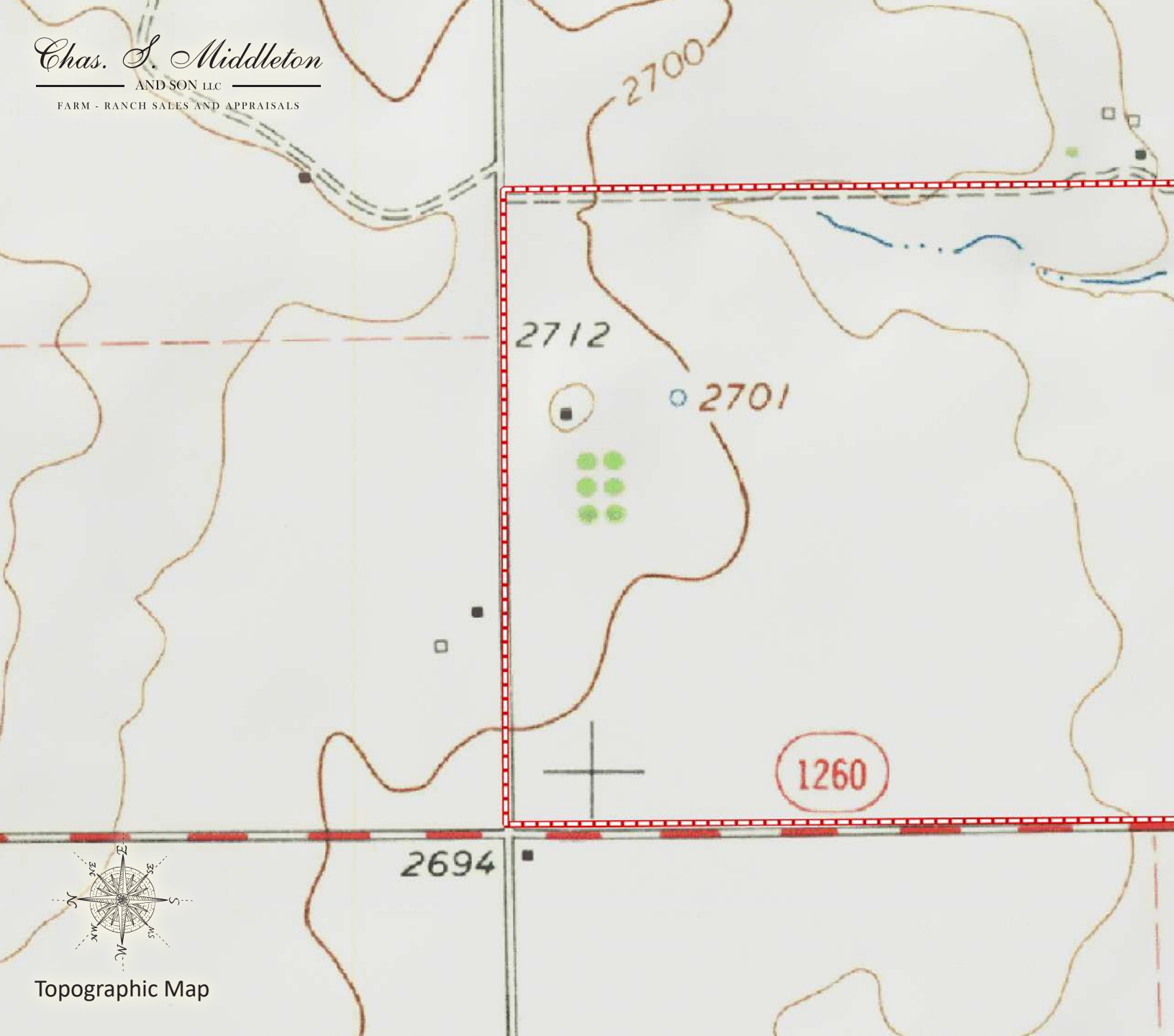
COUNTY RD 18

WARNER CRP
Clarendon, Texas | Donley County
317± Acres | \$396,250

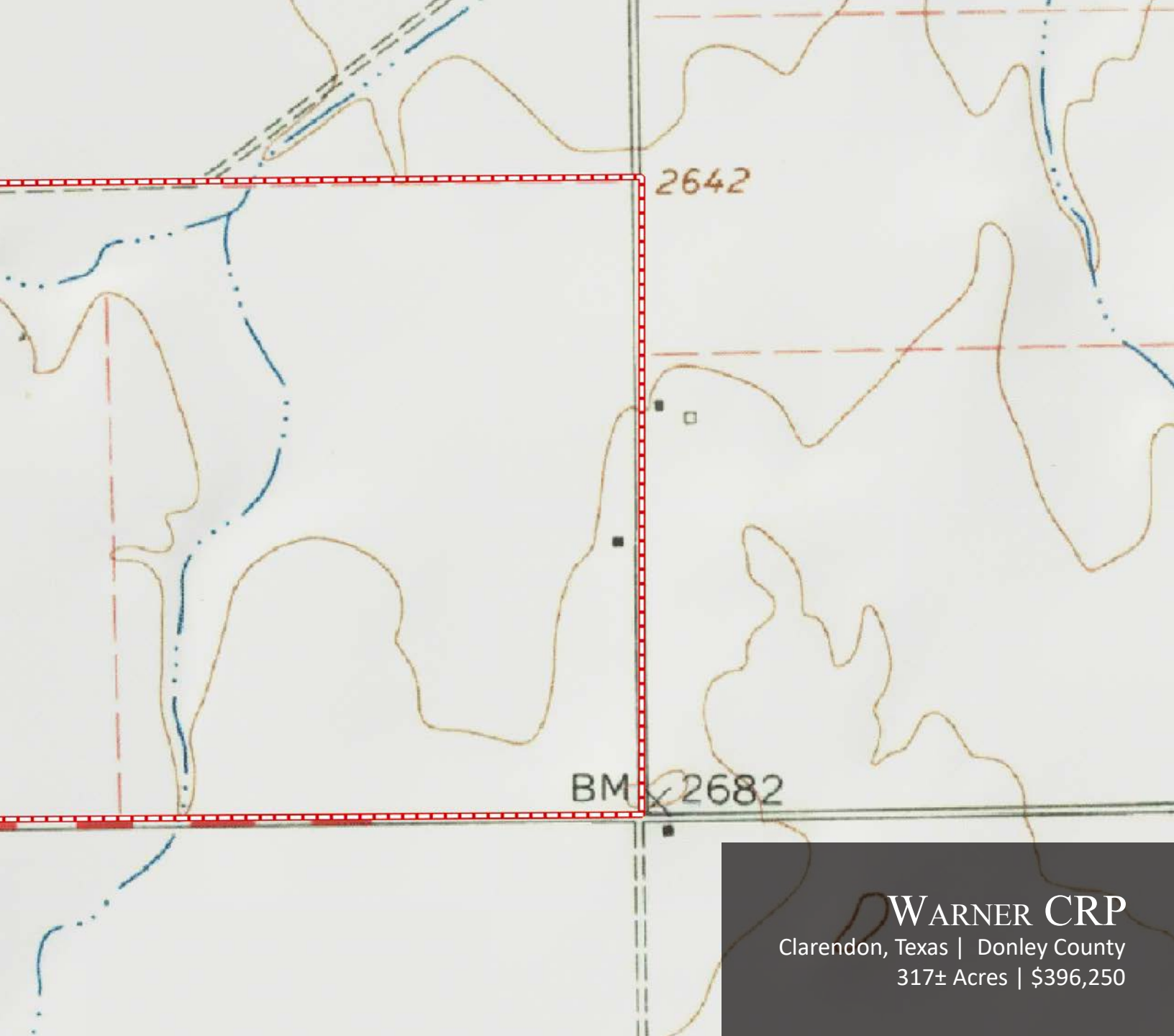
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Topographic Map



2642

BM 2682

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CLINT ROBINSON

Real Estate Sales Agent

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— AND SON LLC —

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.