

# WHITAKER REAL ESTATE

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## FARM & LAND DESCRIPTION

IDENTITY: Beck Farm

LOCATION: From Summerfield, TX, go south on FM 1057 approximately 8.5 miles to the intersection with FM 2397 (the old Bruegel gin). This intersection is the SW corner of Section 6 and the NE corner of Section 11.

LEGAL DESCRIPTION: 1137 acres +/- in Sections 6 and 11, JT Jowell Survey, Castro & Parmer Counties, Texas.

ACREAGE:	TOTAL	CRP	DRY FARMLAND	GRASSLAND
	1137 +/-	1124.3		

TOPOGRAPHY: Flat to slightly sloping.

IMPROVEMENTS: Underground pipe, risers, natural gas lines

WATER: 5 - 6" irrigation wells with gear heads  
1 irrigation well with 3" submersible pump  
2 capped irrigation wells  
1 domestic well  
Note: The water wells have not been used since the property was enrolled in CRP.

UTILITIES: ELEC: yes NATURAL GAS: yes PROPANE:

PERSONAL PROPERTY: None.

TAXES: TOTAL: \$ 6,479.42 SCHOOL DISTRICT: Dimmitt ISD  
Friona ISD

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

POSSESSION: At closing.

PRICE AND TERMS: \$710,625 (\$625/acre)

OTHER DATA: CRP expiration dates are in 2012, 2015, & 2020.  
Current projected CRP payments thru 2012 are \$46,145 annually.  
Current projected CRP payments for 2013 thru 2015 are \$30,519 annually.  
Current projected CRP payments for 2016 thru 2020 are \$4,224 annually.

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

