

# DAVIDSON FARM



PRICE: \$250,000.00  
TOTAL ACREAGE: 278 +/- Acres  
PRICE PER ACRE: \$899.00  
ACREAGE OF CROPLAND: 175.00  
TOPOGRAPHY: Gently Rolling  
SCHOOL SYSTEM: Memphis-Lakeview ISD  
MINERAL RIGHTS: All owned, will convey  
TAXES: \$950.00  
LATITUDE: 34.508401  
LONGITUDE: -100.52472  
ACCESS TO PROPERTY: Off SH 86 - 1.5 miles  
of county-maintained road to farm entrance

.....

This southeastern Texas Panhandle farm is located in a rural area where residents, many of whose families have known each other for generations, enjoy a traditional, safe, small-town community environment. Located about 1-1/2 miles south of State Highway 86, the property is an excellent setting for a week-end retreat or more permanent rural living.

Approximately 278 acres in size, the farm contains roughly 175 acres of cropland (as classified by FSA), of which 160 acres is well-established B-Dahl grass. This provides above average grazing for livestock. Mountain Creek crosses the southeastern portion of the farm, and is bounded on both sides by native grassland, trees and small brush. Wildlife, abundant throughout the area, includes quail, turkey, dove, and deer.

This farm is offered for sale subject to the provision that the current owner have the right to cash lease grazing rights for livestock for a period of three (3) years following the purchase date at an annual rate of \$3,000.00.



.....

# DAVIDSON FARM



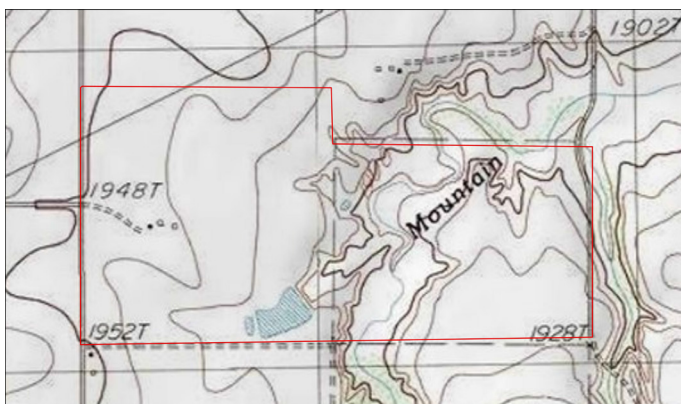
## Improvements //

Roadways throughout property

Water: Domestic water well; Water also provided by Red River Water Authority of Texas

Cattle Equipment: Working corrals & handling facilities; Excellent perimeter and cross fencing

Utilities: Electricity provided by AEP Texas North Company (formerly West Texas Utilities)



## Location //

Located in Hall County, Davidson farm is an approximate two-hour drive southeast of Amarillo, Texas. From Amarillo: Southeast on Hwy 287 to Estelline (~ 101 miles), West on Hwy 86 to CR24 (~ 6 miles), South on CR 24 along the unpaved road to farm entrance (~ 1-1/2 miles).



## Contact Us //

Jodie Rapp

Legacy Ag Group, Austin Office

P.O. Box 341419, Austin, TX 78734

Ph: 512.551.9580

Cell: 806.236.1453

Fax: 512.532.0770

Email / [jwrapp@legacyaggroup.com](mailto:jwrapp@legacyaggroup.com)



*The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.*

*NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC, nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.*