

TEXAS PANHANDLE FARMLAND

South of Quitaque

BRISCOE COUNTY, TEXAS

60 Acres Farmland alongside CR28

Owned by the same family for more than 50 years, this tract of land has been continuously operated in the USDA farm programs. It can be a solid addition to an existing farming / grazing operation or possibly enrolled in the CRP program and serve as an agriculture investment that generates consistent income.

Located approximately 1.4 miles south of Quitaque, Texas, the property is bounded by CR 28 on the east side. It may also be a candidate for establishing a residence and related out-buildings on — thereby providing a country living setting.



DESCRIPTIVE INFORMATION

LOCATION: Approximately 1.4 miles south of Quitaque, Texas.

ACCESS: From From Quitaque, TX @ SH 86 - travel 1.4 miles south on CR 28 miles - to east boundary of the property.

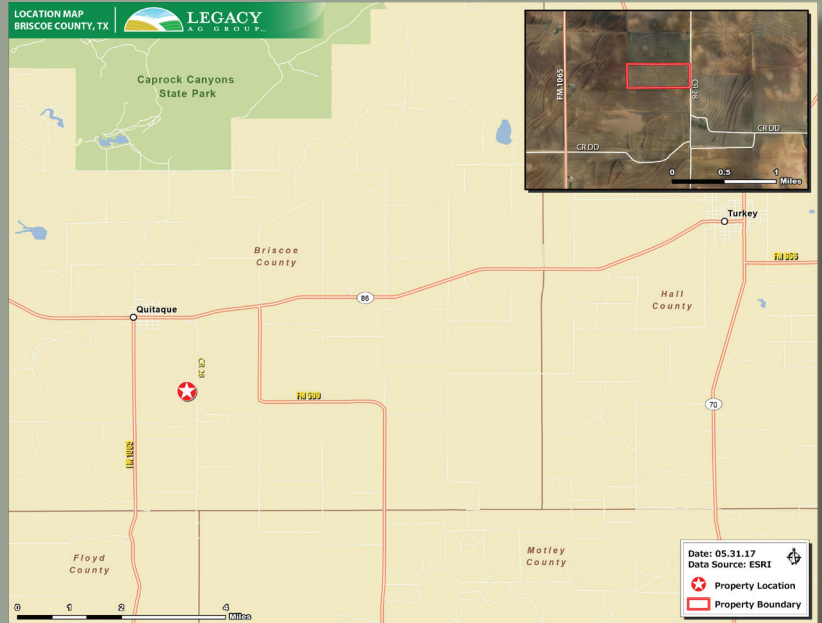
KNOWN EASEMENTS: Cross Texas Transmission, Power Transmission Line AEP Texas North, Powerline along east boundary.

UTILITIES:

Electricity: AEP Texas North. Distribution lines along east boundary.

Public Water: N/A

Public Sewer: N/A



FINANCIAL INFORMATION

SALES PRICE: \$ 49,500.00

PRICE PER ACRE: \$825.00

TAXES (Projected 2017): \$138.47

MINERAL RIGHTS: Seller will convey 100% of owned mineral rights.

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.

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.



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