



Taylor Ranch McLean, TX 79057
MLS #15-90595

Wheeler Co. Two separate 320 acre tracts. One tract has home & barn that would be ideal for cattle. Second tract has 280 acres in CRP & 40 ac. dedicated to lovegrass. Shelter belt through middle of property; excellent hunting.

Property Information

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|------------------|--------------------------------|------------|-------------------------------|
| Property Type | Land 40 | List Price | 1,049,000 |
| Zone | 7000 - All areas in the 7000's | Area | 7000 - N & E of Potter County |
| Realtor.COM Type | Land | Lot Acres | 640 |
| Book Msg 2 | *** NEW LISTING *** | | |

Taxes and Legal Information

County Wheeler

Contract Information

| | | | |
|---------------------|--|----------------------|---|
| LVA Supervisor Name | JT Haynes | Supervisor's Phone # | 681.3421 |
| Listing Member | JT Haynes Mobile: 806-681-3421 http://www.trianglerealtyllc.com jth@trianglerealtyllc.com | Co-listing Agent | Jamie Haynes of Triangle Realty, LLC Mobile: 806-681-3647 http://www.trianglerealtyllc.com jamieh@trianglerealtyllc.com |
| Status | Pending | | |
| Directions | From McLean - 4 miles East of McLean on I-40 to CR 1443. Go North 1 mile on CR 1443. See maps | | |

Triangle Realty, LLC
7669 Canyon Drive
Amarillo, TX 79110
806-367-8334
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Details

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|-------------------------|---|
| Type: | Ranch |
| Zoning: | Agricultural |
| Improvements: | Barn; Corrals; Fenced; House |
| Road Frontage: | Paved Road |
| Topography: | Rolling |
| Game: | Deer; Dove; Quail |
| Acres: | \$ per Acre: \$1640 Electric: Available; Private Water: Available; Septic: Available |
| Utilities (P/A): | |
| Type of Soil: | Unknown |
| Possession: | At Closing |
| Other Crops: | # of Acres: 40-lovegrass |