



Johnny Street
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**Hale County* 160 Acres* Good Grass*
FM 784 and FM 789 Intersection*
2 Wind Turbines* All Wind Rights Convey to Buyer***

Legal Description: Abstract 952, Block Callahan Co School Land, LG-45,46,65,66, Hale County Texas, containing 160 acres more or less.

Location: Southeastern Quadrant of Hale County Texas, with FM 784 on the south and FM 789 on the west. This land is approximately 10 miles North of Petersburg Texas.

Description: This quarter section of land was previously enrolled in the USDA CRP program. It has expired and ready to be grazed or plowed out and farmed, or a combination of both. In addition to the grass, this quarter section has 2 wind turbines. The wind turbines and land are a part of the Hale Wind Energy, LLC cooperative wind farm. This wind farm is planning on adding more and more turbines in the future. Excellent access is provided by Farm to Market Road 784 which is the south boundary, and FM 789 is the west boundary. Approximately 91.2 % of the soils on this land are classified as Pullman Clay Loam, with 0-1% slopes. This type of soil is the most desirable in this area for raising typical crops. It is mostly level and appears to be a very good producing farm. It is a farm that can serve many different use applications. There is an older domestic well near the south highway that is in unknown condition at this time. View pictures, maps, soil reports, and other information on my website at www.street.land Call Johnny Street at 806-847-7400 for more information.

2 Wind Turbines* All Wind Rights Convey to Buyer*
Good Grass for Grazing*
Excellent Access*
Pheasant, Quail, Dove, Deer from time to time, other varmints

Price: \$195,000.00

Taxes: \$928.68 (2019 base tax amount)

Minerals: Surface Only, Seller reserves all mineral interests.



Soils Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture, Soil Survey Geographic (SSURGO) Database. Available online at <https://scmsoilsaccess.sc.egov.usda.gov/>. Accessed 02/05/2014

PuA	Pullman clay loam, 0 to 1 percent slopes	146	91.2%
Ra	Randall clay, 0 to 1 percent slopes, occasionally ponded	14.1	8.8%

Hale CAD

Property Search Results > 117391 DICKERSON, CHERYL
KEMP ETAL for Year 2020

Tax Year: 2020

Property

Account

Property ID: 117391 Legal Description: AB 952 BLK CALLAHAN CO SCH LAND LG-3
45,46,65,66 160 ACRES

Geographic ID: A-CALL-003-0952 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address: Mapsco:

Neighborhood: NONE Map ID: M-32

Neighborhood CD: N

Owner

Name: DICKERSON, CHERYL KEMP ETAL Owner ID: 182364

Mailing Address: 829 BALTIMORE % Ownership: 100.0000000000%

PLAINVIEW, TX 79072-7243

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: DICKERSON, CHERYL KEMP ETAL

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	N/A	N/A	N/A	N/A