



905 S. Fillmore St., Ste 102
Amarillo, TX 79101
Phone: 806-355-9856
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640 ACRE GRAY CO. TX RANCH



Price:

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Total Acres: 640

Irrigated Acres:

Dryland Acres:

Grass Acres: 640

CRP Acres:

This Gray County ranch sits along the breaks of McClellan Creek and lies just three miles west of McClellan Lake. The terrain ranges from rolling prairie to rough canyons, which provide cover to wildlife including deer, antelope, and turkey. Highway 70 provides easy access, and Vernon Road winds back into the north side of the property. Size and access allow for endless opportunity for both the recreation and production buyer.

CRP Payments:
CRP Expiration:
Taxes: 561.52
FSA Payments:
Mineral Rights: Surface Estate Only

This Ranch will be offered in three individual tracts in an **Online Bidding ONLY Auction beginning at 8:00 am CDT on Friday, November 2, 2018. Bidding on these tracts will soft close at 12:00 noon CST on Thursday, November 8, 2018.**

You may bid directly from this website on the Online Auction Tab (<http://www.clifflandauctions.com/online-auctions/>), or download our Clift Land Auctions App to your mobile device. You will need to Register to use our app, then if you want to bid on this property, click on the Register to Bid button.

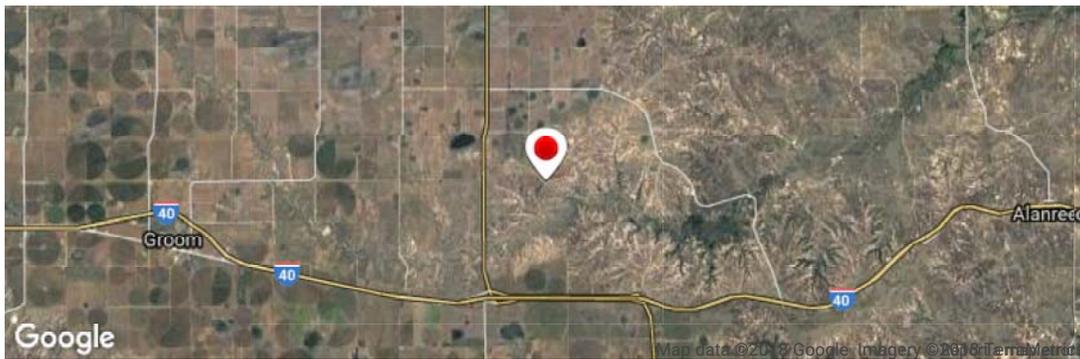
Gray Co Ranch Online Auction



Tract #1 lies along SH 70 3 miles north of I-40 and consists of 320 ± acres.

Tract #2 is accessed by turning east on Vernon Road and driving approximately 1.25 miles to the third cattle guard. There are approximately 160 acres in this tract.

Tract #3 This tract is adjacent to Tracts #2 and is accessed via Vernon Road. There are approximately 160 acres in this tract.



From Groom take Interstate 40 east seven miles to the intersection with Highway 70. Drive north three miles on Highway to Vernon Road. Vernon Rd then winds back east and enters the ranch after the third cattle guard, roughly 1.25 miles.

Latitude: 35.223713

Longitude: -100.947678