



**COLDWELL
BANKER
COMMERCIAL**

FIRST EQUITY, REALTORS®

FOR SALE

TURKEY COTTON COMPRESS

\$80,000

2nd St. & County Rd. Y
Turkey, TX 79261

AVAILABLE SPACE

44.58 Acres

AREA

This property is located northwest of the town of Turkey with the main entrance being just five blocks, 0.47 miles, north of Main Street on Second Street.

Coordinates 34.401239, -100.895597

CBCWORLDWIDE.COM



COMMERCIAL LAND

Tim Weldon

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806 354 3500
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5701 Time Square Blvd., Suite 190, Amarillo, TX 79119
806.354.3500



TURKEY COTTON COMPRESS

2nd St. & County Rd. Y, Turkey, TX 79261

SALE



OFFERING SUMMARY

Sale Price: \$80,000

Lot Size: 44.58 Acres

PROPERTY OVERVIEW

Through a generous donation, the Bob Wills Foundation of Turkey, Texas is offering for sale the former Turkey Cotton Compress consisting of 44.58 acres. This property is located northwest of the town of Turkey with the main entrance being just five blocks, 0.47 miles, north of Main Street on Second Street.

Turkey is quietly becoming a well-known weekend destination not only for folks from the surrounding area, but also those traveling from the Dallas/ Fort Worth area and beyond to enjoy this hidden gem. Once in Turkey you'll not only find peace and quiet, but also the historic Turkey Hotel where you can spend a night or two while enjoying great food and live entertainment on weekends. Additionally you will find tremendous hunting opportunities for deer, quail, wild hogs and yes, Turkeys! As the home of the King of Western Swing, Bob Wills, Turkey enjoys a steady stream of tourists throughout the year culminating in the ever popular and famous Bob Wills Days which is celebrated on the last Saturday of April each year attracting 6,000 - 7,000 people annually. Other major events in town include a nationally sanctioned Enduro Motocross competition that sees over 2,500 people attending.

Bordering the south-east and east side of the property is Caprock Canyons State Park Trailways System walking trail, the Turkey Depot is within steps of the main entrance to the property. As noted in the picture display, a 50,000 gallon water tower remains on the property as well as a portion of the old cotton storage facility. These buildings were built on solid concrete slab foundations which remain intact. Three phase electricity is available on the property.

Let your imagination run wild as there is tremendous potential with this offering.

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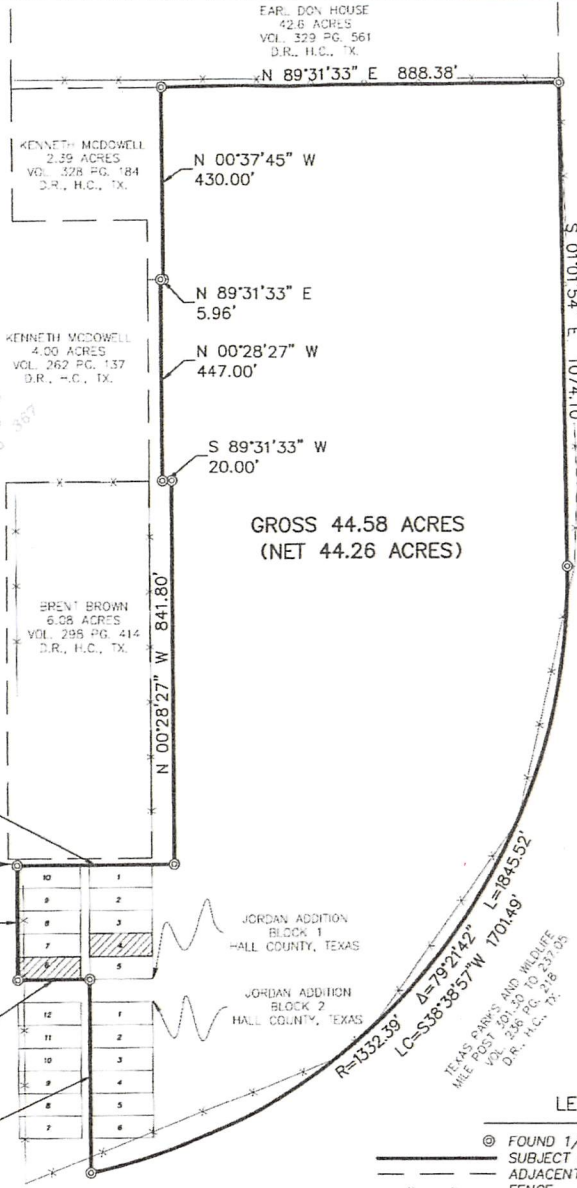
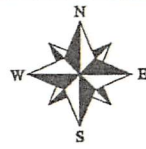
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SAVE AND EXCEPT

JORDAN'S ADDITION
LOT 4
0.16 ACRES
VOL. 182 PG. 339
D.R., H.C., TX.

JORDAN'S ADDITION
LOT 6
0.16 ACRES
VOL. 159 PG. 384
D.R., H.C., TX.

EARL DON HOUSE
42.8 ACRES
VOL. 329 PG. 561
D.R., H.C., TX.



D & P RR CO
SURVEY No 155
BLOCK S-5
ABSTRACT No 387

N 89°31'33\" E
350.00'

P.G.B.

N 00°28'28\" W
250.00'

S 89°31'33\" W
160.00'

N 00°28'27\" W
425.25'

**GROSS 44.58 ACRES
(NET 44.26 ACRES)**

BREVY BROWN
6.08 ACRES
VOL. 295 PG. 414
D.R., H.C., TX.

KENNETH MCDOWELL
2.39 ACRES
VOL. 328 PG. 184
D.R., H.C., TX.

KENNETH MCDOWELL
4.00 ACRES
VOL. 262 PG. 137
D.R., H.C., TX.

JORDAN ADDITION
BLOCK 1
HALL COUNTY, TEXAS

JORDAN ADDITION
BLOCK 2
HALL COUNTY, TEXAS

TEXAS PARKS AND WILDLIFE
MILE POST 2401 PG. 19, 23, 25, 28
VOL. 236 PG. 218
D.R., H.C., TX.

LEGEND

- ⊙ FOUND 1/2" IRON ROD
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PROPERTY LINE
- - - FENCE
- P.O.B. POINT OF BEGINNING
- /// SAVE AND EXCEPT
- DEED RECORDS, HALL COUNTY, TEXAS

- NOTES:**
1. FIELD NOTES TO ACCOMPANY THIS PLAT
 2. SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
 3. 44.58 ACRES WITHIN BOUNDARY AS SHOWN, 0.32 ACRES WITHIN LOTS 4 & 6 AS SHOWN, LEAVING A NET ACREAGE OF 44.26 ACRES

BASIS OF BEARINGS

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK). DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

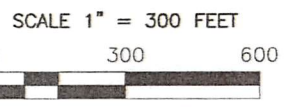
I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 21st day of September, 2019.



Wesley Ray Quinn

Registered Prof. Land Surveyor
Texas Registration No. 6625

LAND TITLE SURVEY OF A 44.26-ACRE TRACT OF LAND, MORE OR LESS, OUT OF SECTION 165, BLOCK S-5, D&P RY. CO. SURVEY, HALL COUNTY, TEXAS, BEING A 44.58-ACRE TRACT OF LAND SAVE AND EXCEPT ALL OF LOTS 4 AND 6, BLOCK 1, JORDAN'S ADDITION TO THE TOWN OF TURKEY, TEXAS, DESCRIBED IN A GIFT WARRANTY DEED DATED AUGUST 27TH, 2017, RECORDED IN VOLUME 386, PAGE 138, DEED RECORDS, HALL COUNTY, TEXAS.





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Commercial Amarillo	9007722	mail@cbamarillo.com	(806)354-3500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbamarillo.com	(806)354-3500
Designated Broker of Firm	License No.	Email	Phone
Randall C Jeffers	173909	randy@cbamarillo.com	(806)354-3500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Weldon	668923	tim@cbamarillo.com	(806)354-3500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Gillispie Land Group, LLC, 6107 S. Coulter Ste. 300 Amarillo, TX 79109
Tim Weldon

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 8064205333

Fax:

Hefley Ranch

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