



6107 S. COULTER, STE. 300
 AMARILLO, TEXAS 79119
 PH: 806-922-5532

FOR SALE

COUNTRY CLUB ESTATES

\$1.1 MILLION



PROPERTY DESCRIPTION

LOCATION: FM 119 Dumas, TX
LEGAL DESCRIPTION: Section 353, Block 44, H&TC Survey
ACRES: 172.56 Acres
LOTS: 200 existing and proposed lots
LOT SF: Varies from 14,000 SF to 33,759 SF
PRICE/LOT: \$5,500 on 200 lots
LAND TYPE: Farmland
BEST USE: Residential, development
IRRIGATION: 2 irrigation wells, 1 well is city approved irrigation well for residential development
IMPROVEMENTS: 1- T&L irrigation sprinkler, 2 irrigation wells, 2- submersible pumps, residential watering system, stainless steel casing, backup generator, electric motors, water storage tanks.
LOT DEVELOPMENT: 2 streets are fully developed with water and electrical lines and all weather surface caliche roads. A third street has the water lines in place.
TAXES: \$955.90 annual

SUMMARY

Well located residential development by Pheasant Trail Municipal Golf Course with a state of the art watering system approved and certified by the City of Dumas. The water system has ample water for all phases of the development with a 280 gallon/ minute well. This development is well restricted to maintain the value of the development. Water and electrical line have already been installed for Bear street within development. Huge upside potential for lot sales of approximately \$2.5 million. Owner is working with Clayton Homes to provide a housing option of manufactured homes with complete installation.

Water Facility

Property: Country Club Estates

Location: ½ mile east of FM 2203 on FM 119

Well:

Drilled –	04/28/2004
Depth –	468'
Casing -	Stainless steel
Test Pump -	290 gpm

Submersible Pump: 1.5 years old

Certification: Well has been certified by the State of Texas. No recertification is required. Only turn in amount of water pumped annually

Water Storage: 30,000 gallons

Pressure Tank: 10,000 gallon pressure tank with 3 pumps. Each pump is larger than the first to meet demand.

Water fees: \$30 minimum fee per house monthly. 3,000 gallons are included with the \$30 per month fee. \$3/ 1,000 gallons after the 3,000 gallons.

Gallons Used in 2020: 3,234,700

[3D interactive Map](#)