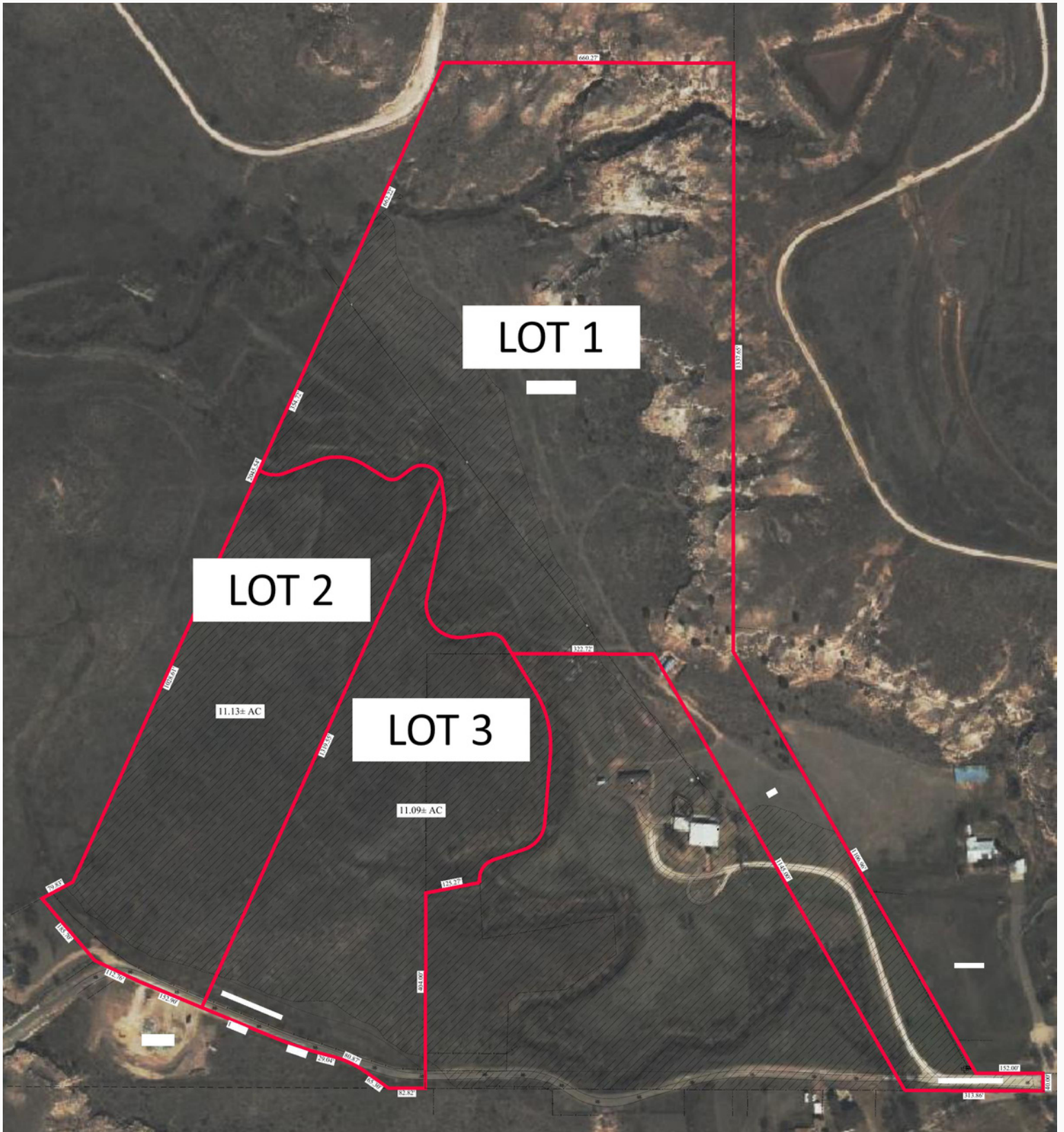


FOR SALE
W CANYON COUNTRY CLUB LOTS

LOT 1: \$1,000,000
LOT 2: \$389,550
LOT 3: \$388,150



W CANYON COUNTRY CLUB LOTS



W CANYON COUNTRY CLUB LOTS

PROPERTY OVERVIEW

West Canyon County Club Lots

Scenic views, privacy, exclusivity.

Premier, spacious lots now available outside of Canyon, TX situated along the Palo Duro Creek. This is an exclusive opportunity with only 3 large lots available. The Palo Duro Creek draw runs through the middle of the property with canyon rims on each side. The Canyon Country Club sits across W Country Club Rd for a quick golf cart drive to the club house.

AREA: NW of Canton, TX in Randall County

LOCATION: From Canyon, TX, drive north 2 miles on VFW/ Soncy Rd to West Country Club Rd. Turn left and drive west 2.5 miles to the south boundary of the property.

ACCESS: West Country Club Rd

TOTAL LOTS: 3 Lots

Lot 1: 29.12 Acres

Lot 2: 11.13 Acres

Lot 3: 11.09 Acres

TOPOGRAPHY AND LANDSCAPE: From canyon rims to the Palo Duro Creek draw, the property contains dramatic elevation changes with native grass.

WATER: No existing wells on the lots.

FENCING: The property has a barbed wire perimeter fence.

UTILITIES: Electricity runs along the south boundary of lots 2 & 3. Electricity is available along the east boundary of lot 1. Natural gas lines are very close to each lot.

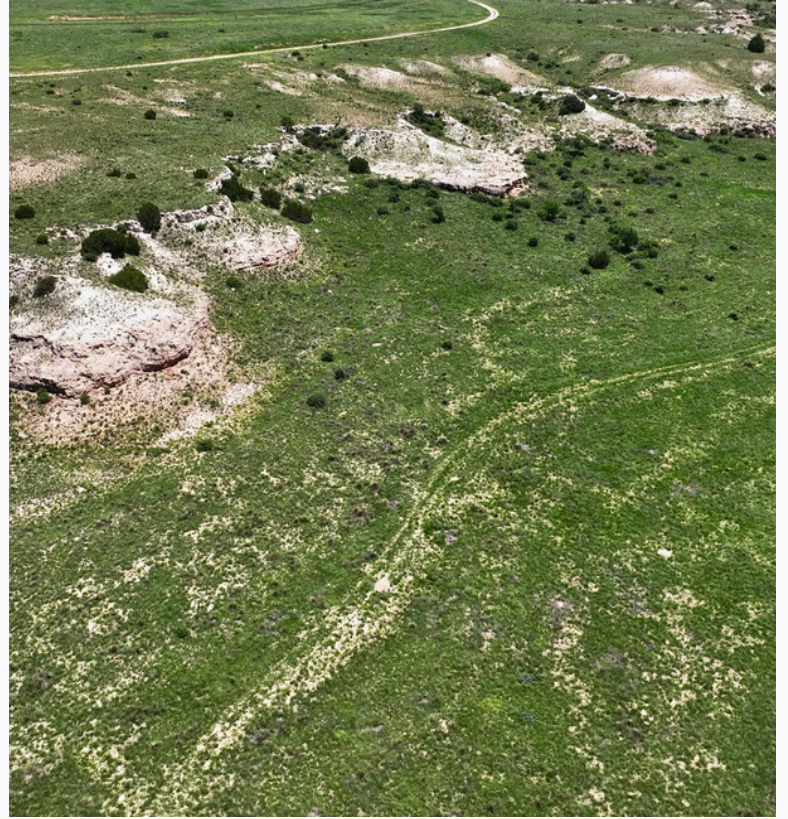
PRICING:

Lot 1: 29.12 Acres- \$1,000,000

Lot 2: 11.13 Acres- \$389,550

Lot 3: 11.09 Acres- \$388,150

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