

ANDREWS FAMILY RANCH

King/Knox Counties, Texas

632.558 +/- Acres



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son

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We are proud to have the opportunity to offer for sale this productive farm and ranch property located southeast of Guthrie, approximately 12 miles from Knox City. The property is located in both King and Knox Counties, and access is provided by paved highway frontage along State Hwy. 222.

The King/Knox County Line runs through the central part of the property, dividing it nearly in half. Rainfall averages in this region typically range from 21-24" per year, with a growing season of approximately 219 days.

The property is fenced and cross fenced, with fences being in overall good condition. Approximately 180 acres are native pasture, being primarily located on the northern portion of the property. The remainder, approximately 452 acres, is cultivated and generally planted to wheat. This exceptional combination provides excellent grazing or opportunities for harvest.





The native pasture portion of the property is generally fenced into one pasture. Moderate canopies of mesquite and scattered cedar provide cover for wildlife and cattle. The native grass is in good condition. Water is provided by two dirt tanks in the eastern portion of the pasture as well as a large dirt tank located on the west side of the pasture.





The cultivated lands are considered to be generally level, with a variance of only about 50' from north to south. Primarily the soils through the cultivated lands are silty clay loam and clay loam. The cultivated land is fenced into two parcels.





The ranch is improved by a frame metal barn with several covered hay sheds nearby. A set of pipe working pens is also located nearby, and the pens are easily accessible to the pasture and cultivated portions of the property. The ranch is setup for use as a grazing or farming operation, or a combination of them both. An electric water well is located near the barn and sheds.



The seller has agreed to plant the cultivated land in wheat for the Fall of 2016. Should the property sell prior to harvest, a buyer has the opportunity to buy the crop. Should a buyer elect to purchase the property, but not the current crop, the buyer will assume a landowners position and be entitled to a 25% prorata share in the income produced from the crop.

The seller will insure the crop through the Federal Crop Insurance (FCIC). Should a buyer desire to purchase the property with the crop, buyer may have to assume the crop insurance.



The Andrews Family Ranch would be an outstanding addition to either a farm or ranch operation, or very suitable as a stand-alone operation. Wildlife in this area is known to include whitetail deer, good populations of quail and turkey, as well as good migratory bird hunting. The dirt tanks on the ranch should provide exceptional dove hunting in the fall.

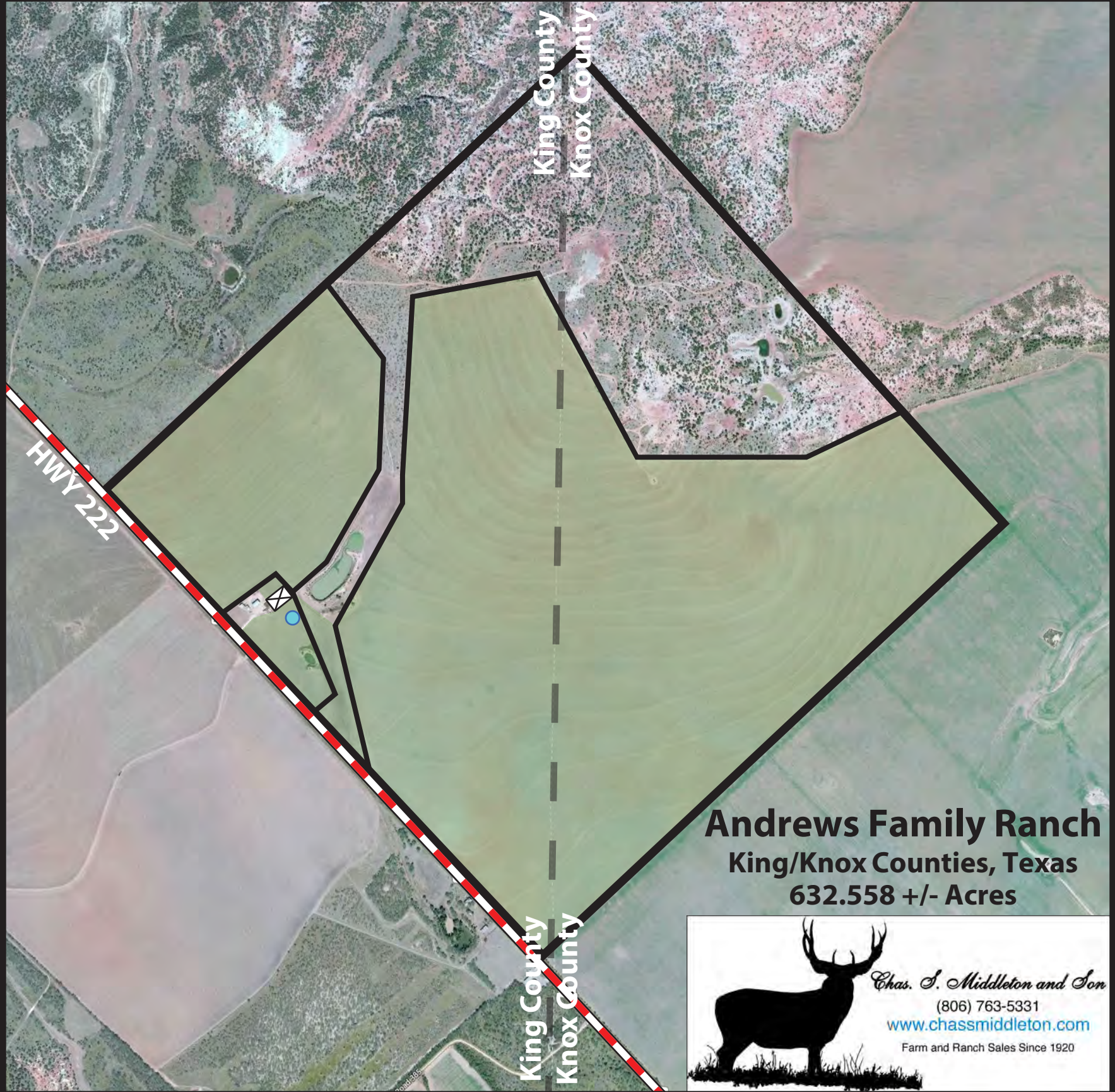
The Andrews Family Ranch is very reasonably priced at \$850 per acre. Taxes on the property are generally around \$1,700/year.

If you are in the market for a well rounded income producing ranching and farming operation with the added benefit of outstanding hunting, this property deserves your attention.

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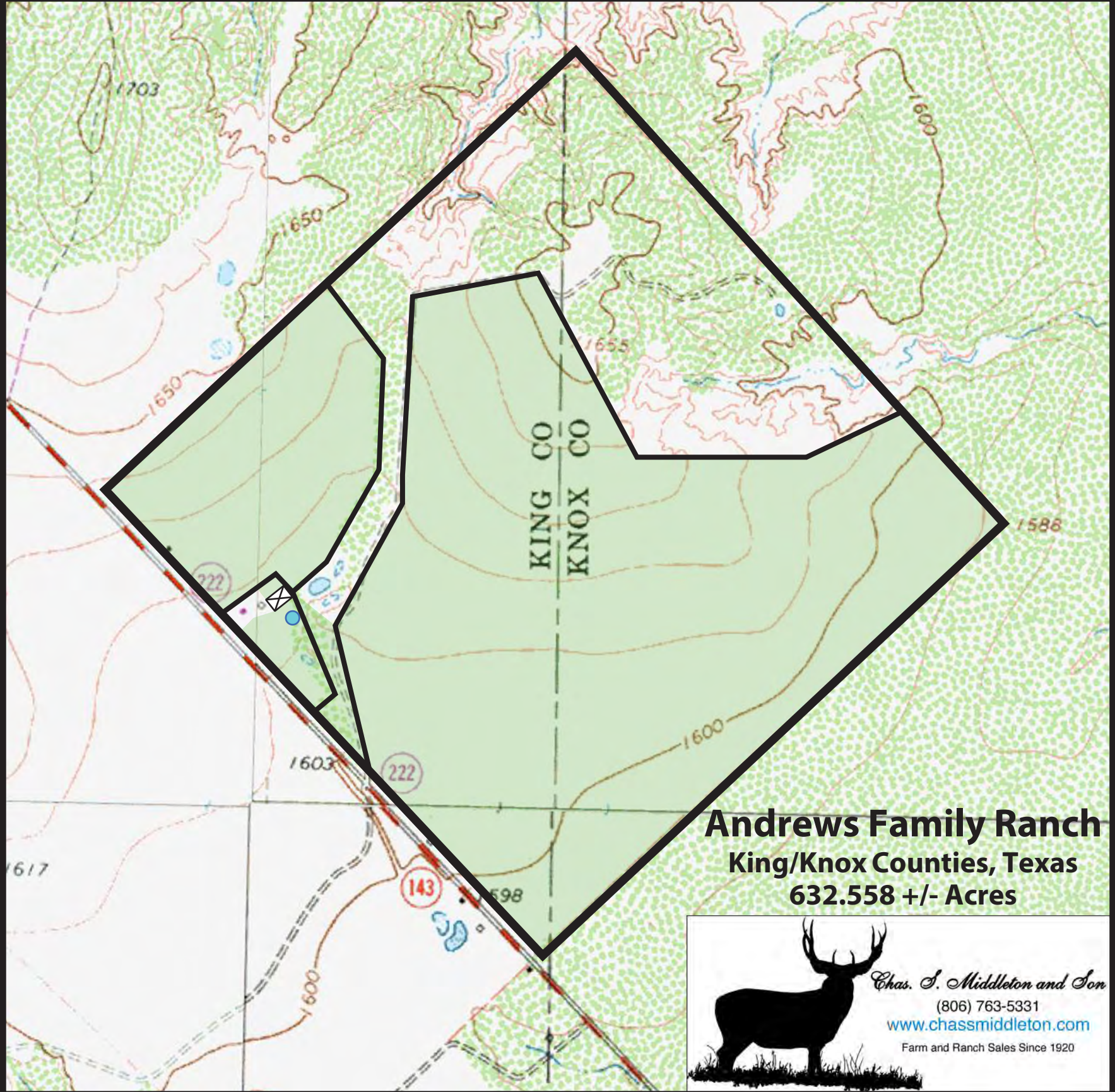
Subject to Sale, Withdrawal, or Error



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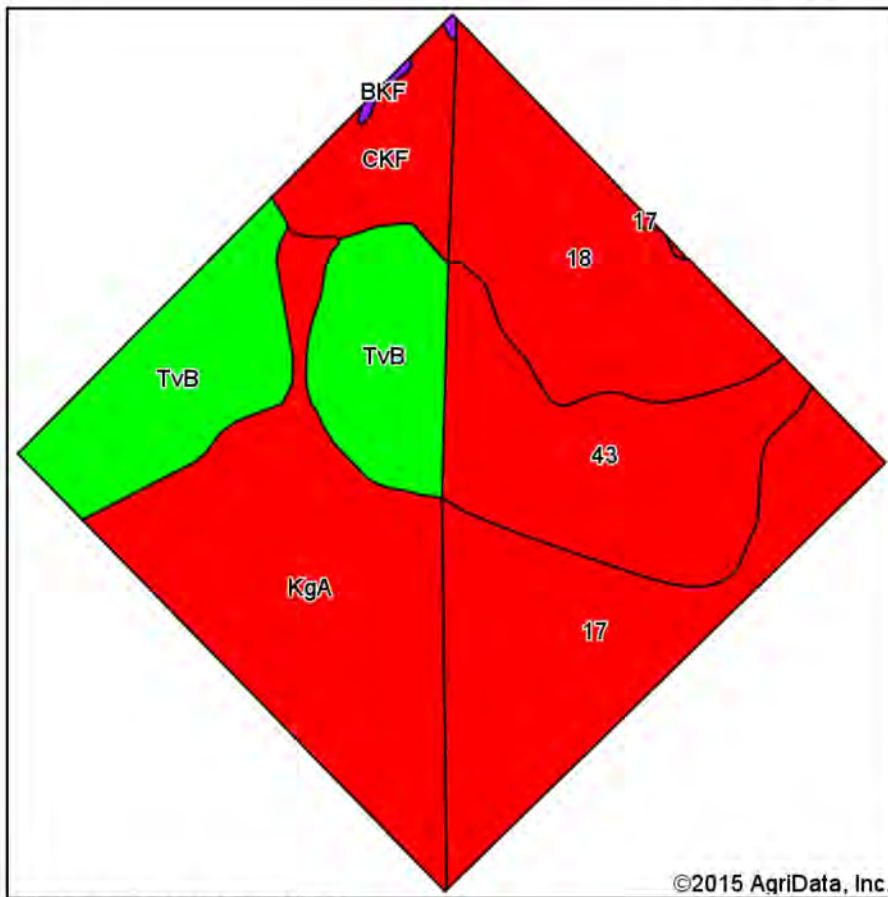


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Farm and Ranch Sales Since 1920

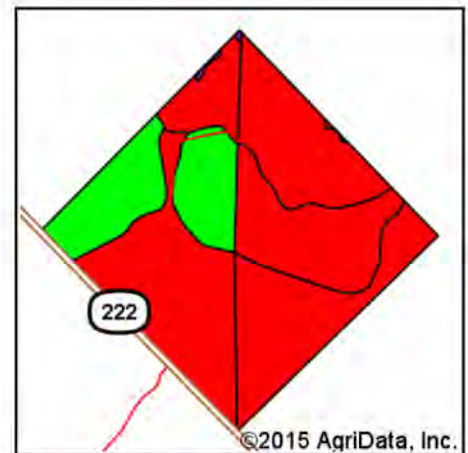


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Soil Map



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Knox**
 Location: **33° 30' 29.68, 99° 59' 24.97**
 Township: **Benjamin**

Date: **10/20/2015**

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Maps Provided By:



Area Symbol: TX269, Soil Area Version: 11

Area Symbol: TX275, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Cotton lint	Cotton lint Irrigated	Wheat	Wheat Irrigated
KgA	Kingco silty clay loam, 0 to 1 percent slopes	156.32	24.6%		IIc		330	725	30	55
17	Hollister clay loam, 0 to 1 percent slopes	119.07	18.7%		IIc	I	330	725	30	55
TVB	Tilvern clay loam, 1 to 3 percent slopes	117.99	18.6%		IIIe				16	30
18	Knoco-Badland complex, 1 to 12 percent slopes	101.92	16.0%		VIIIs					
43	Wichita clay loam, 1 to 3 percent slopes	101.21	15.9%		IIe	IIe	275	700	25	50
CKF	Cottonwood-Knoco complex, 3 to 20 percent slopes	37.25	5.9%		VIIIs					
BKF	Badland and Knoco soils, dry, 2 to 20 percent slopes	1.34	0.2%		VIIIe					
Weighted Average							186.9	425.9	20	37.4

Area Symbol: TX269, Soil Area Version: 11

Area Symbol: TX275, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

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