

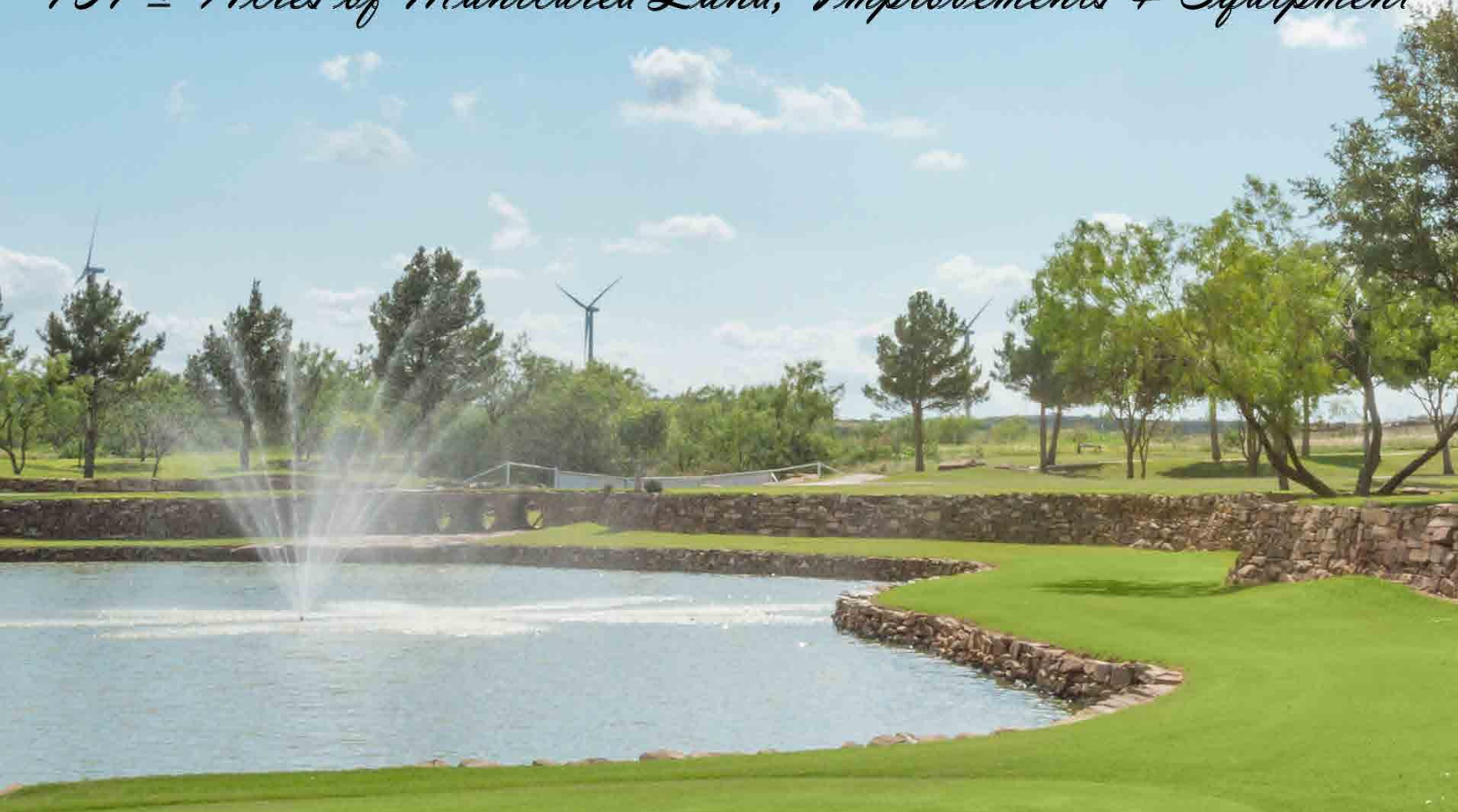
# TO BE SOLD BY AUCTION

1:00  
SEPTEMBER  
14, 2016

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Charlie Middleton  
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*A secluded multi-use private paradise located just minutes from Snyder, Texas  
151 ± Acres of Manicured Land, Improvements & Equipment*



## PATTERSON DOUBLE RR RANCH GOLF COURSE

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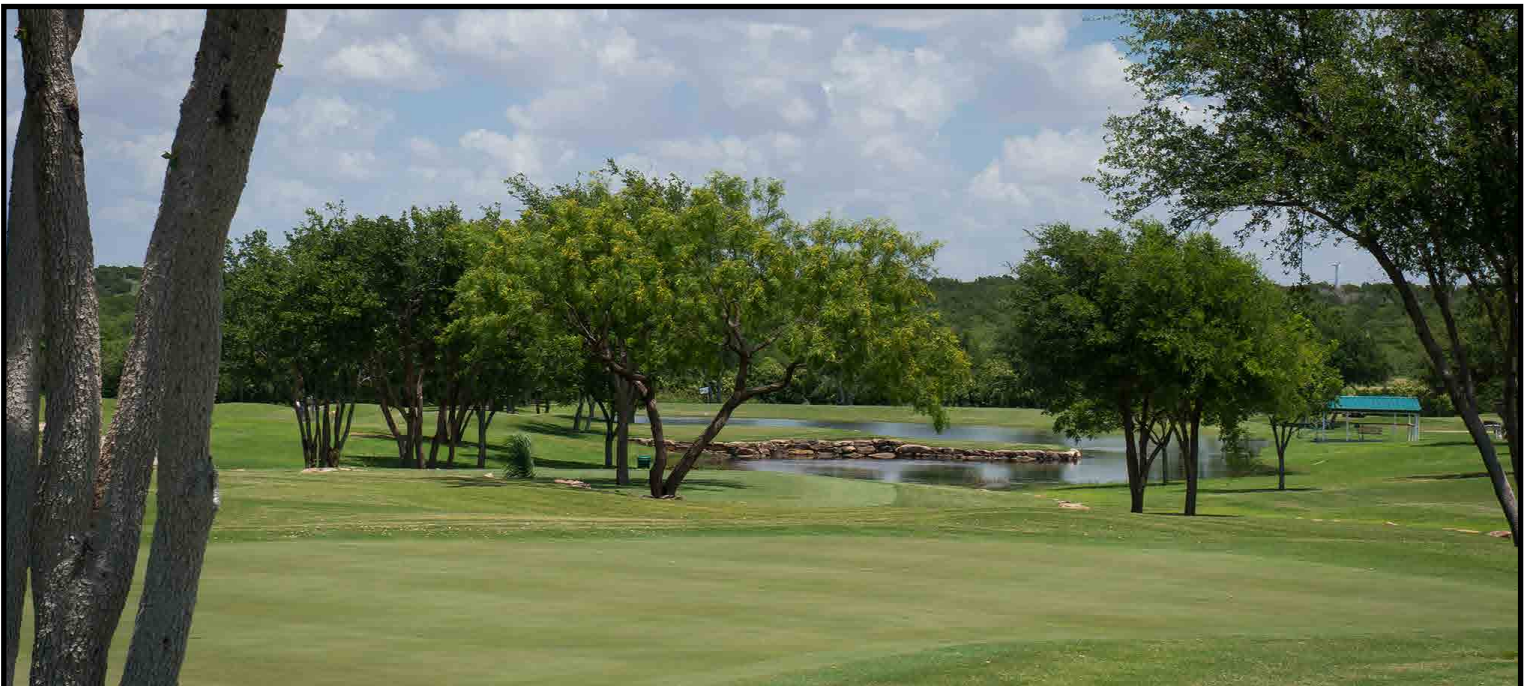
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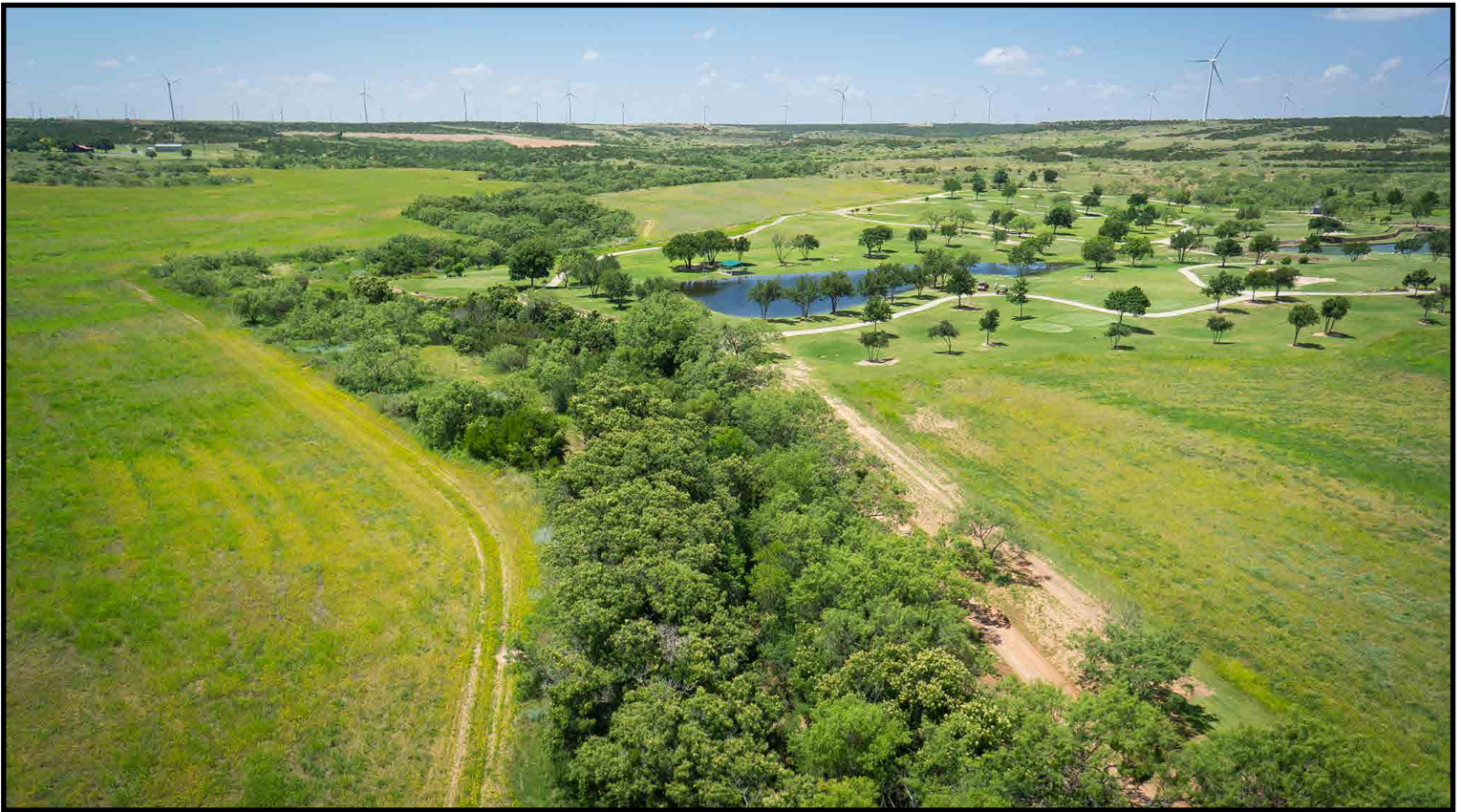
We are very proud to announce the first ever opportunity to purchase at auction the  
Patterson Double RR Ranch Golf Course.

**Chas. S. Middleton and Son**  
has teamed up with the nation's top auctioneers

**- Assiter Auctioneers -**  
to bring you this once in a lifetime opportunity



Subject to sale, withdrawal, or error.



This very scenic, easily accessible, 151 ± acre multi-use property has been owned by the Patterson Family of Snyder for many years, and now, for the first time ever is being offered for sale at public auction.

This gorgeous tract of land has approximately 1/2 mile of tree lined Cottonwood Creek, nearly 50 acres of improved grass pasture and 78 ± acres of native pasture with mesquite, hackberry, chinaberry, and other trees. While the property itself could be considered a small showplace ranch, the centerpiece is the hidden private golf course and well maintained improvements.



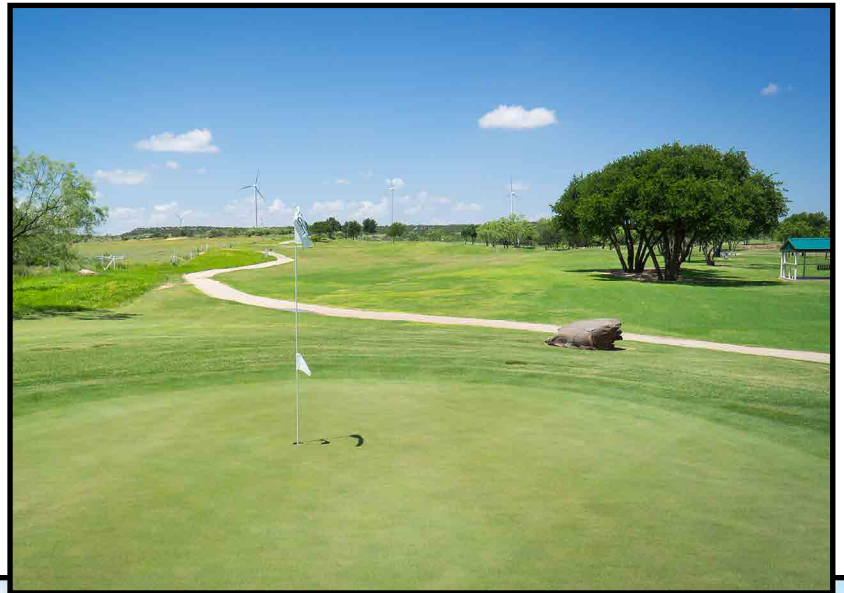
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The Patterson Double RR Ranch Golf Course was established in the 1990's by Glenn Patterson of Snyder. Mr Patterson was one of the founders of famed Patterson Drilling Company, Inc., which later became Patterson-UTI Energy, Inc. These grounds were lovingly and painstakingly cared for over the years to become what you see today.

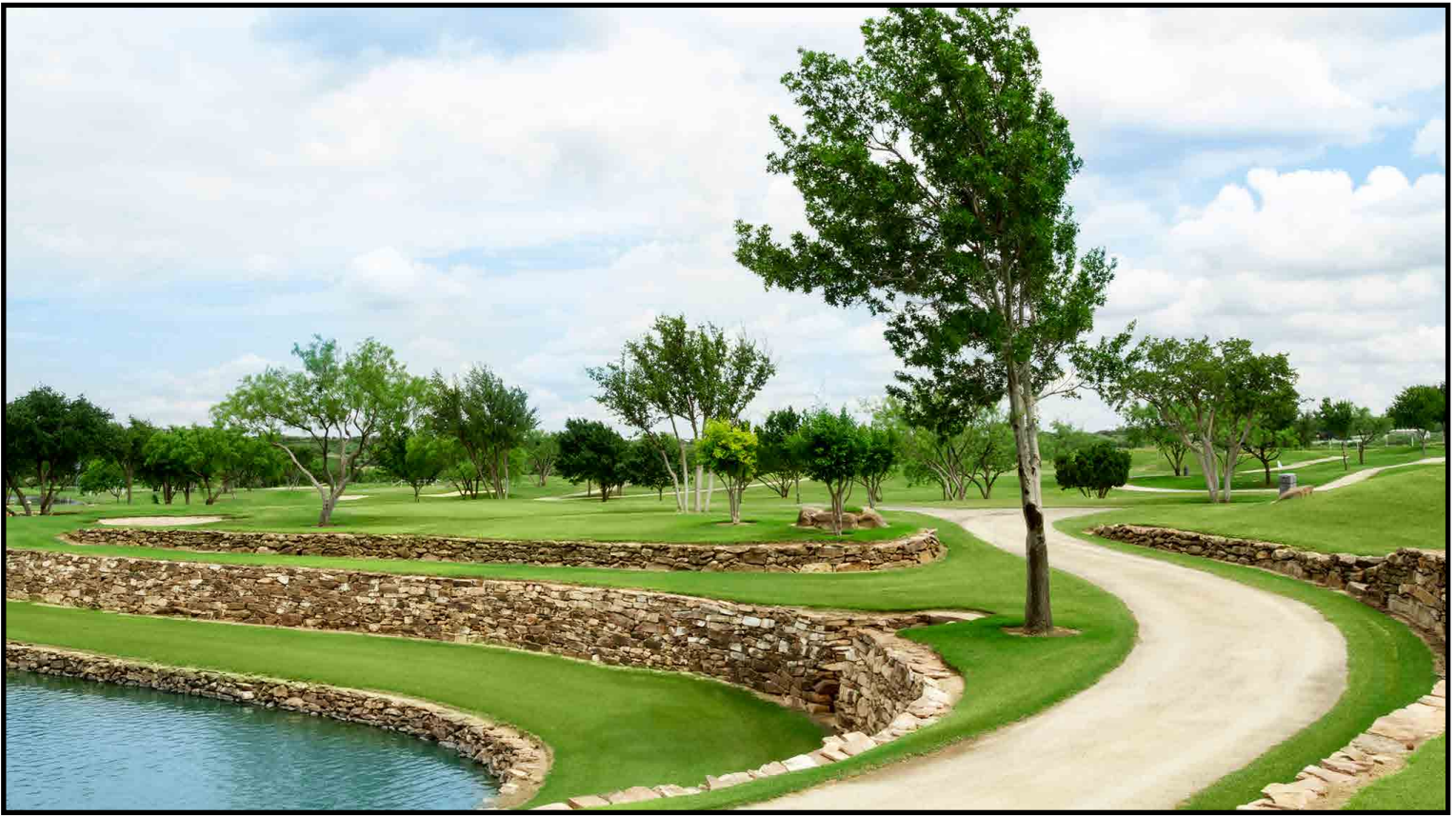
Initially, Mr. Patterson put in one fairway and green. After playing with this for a while, it is rumored that he decided he needed another fairway and green to play back and forth. This led to three fairways, then ultimately, he put in a full nine hole golf course.

As one can see, no expense was spared in the creation of this totally private golf paradise. Stories tell of almost 100 laborers hauling native rock from the Patterson Ranch back to the golf course to stack around the ponds. It took years of hard work and millions of dollars to create this amazing property.





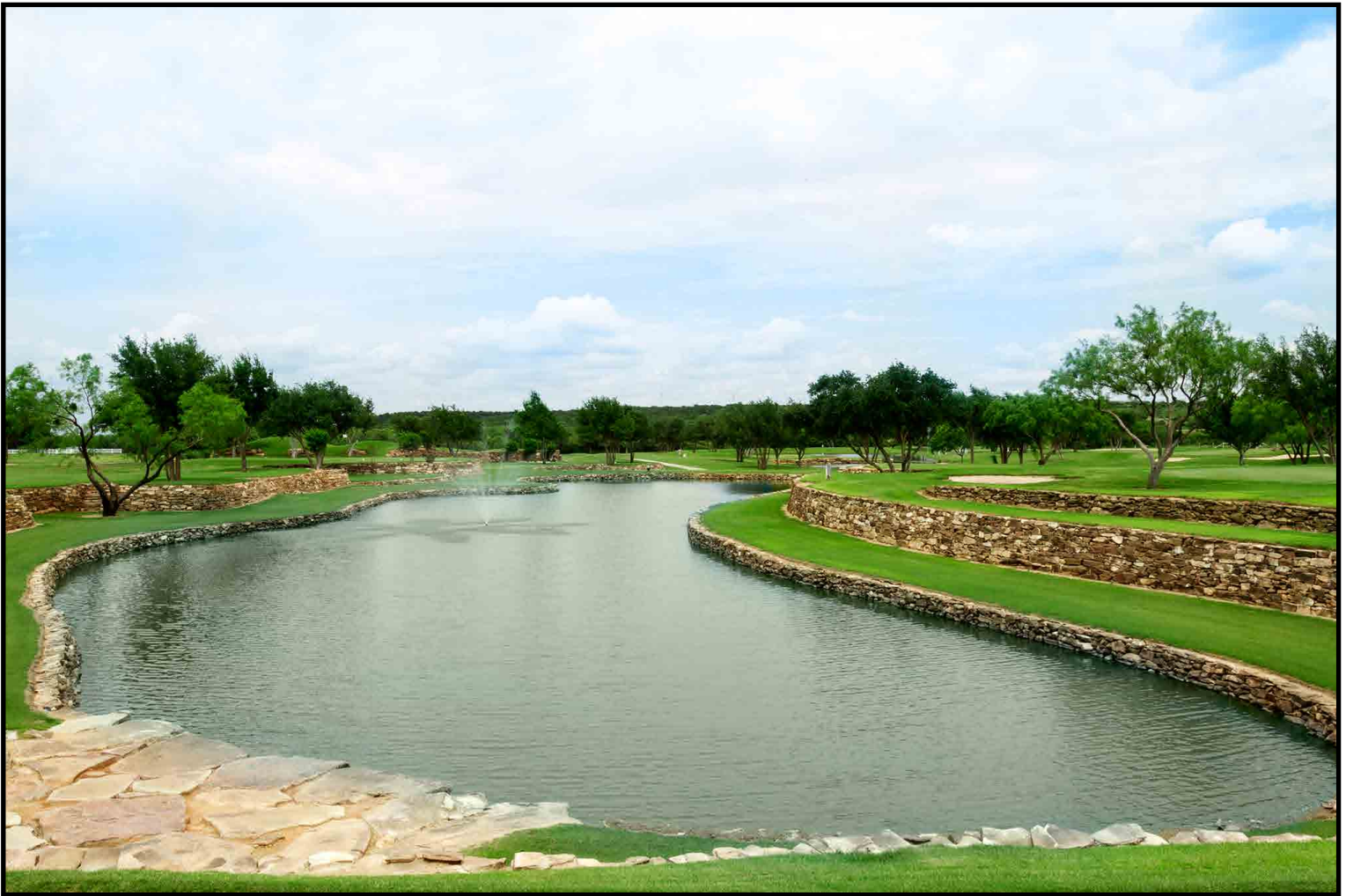
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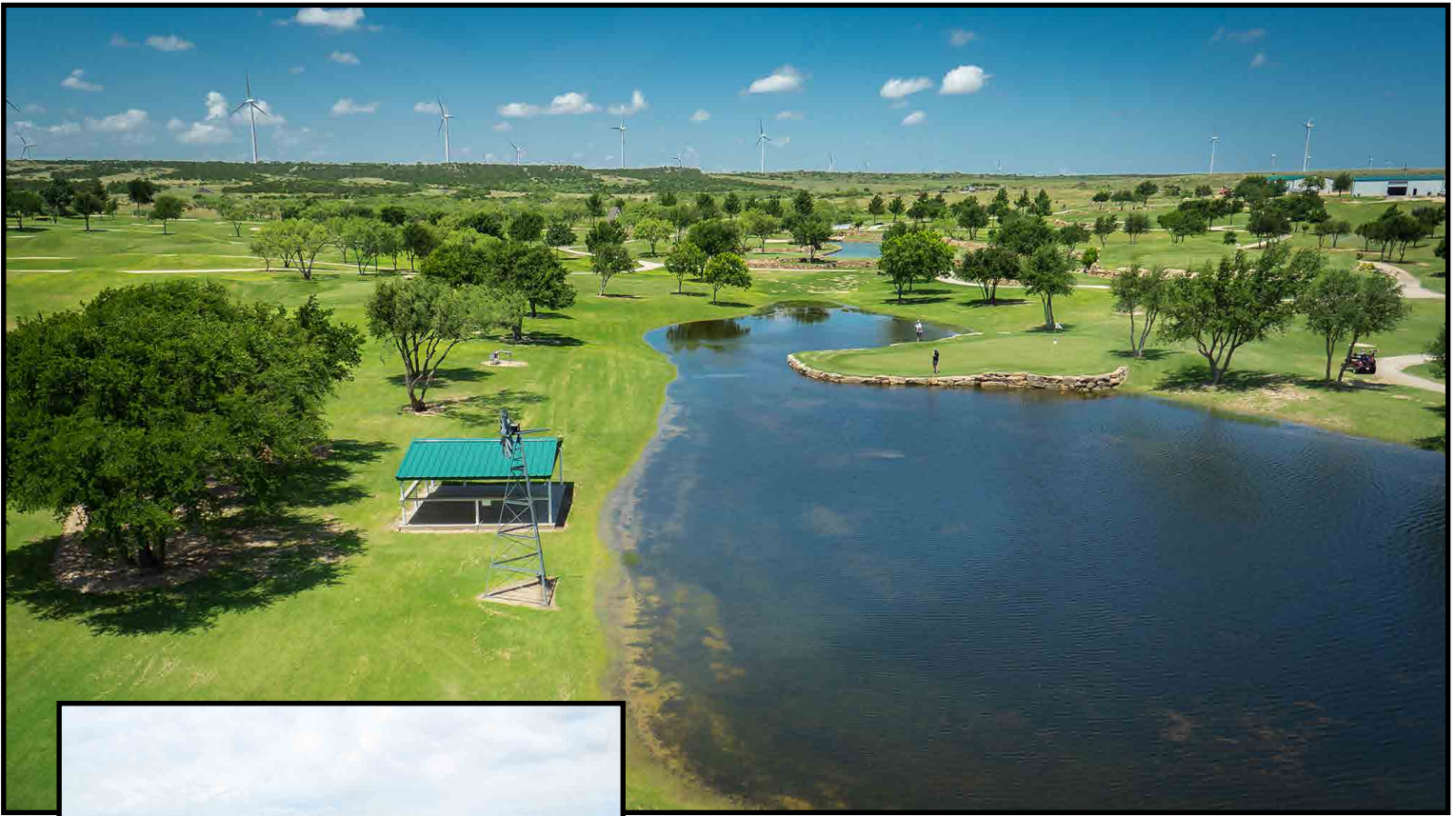
Asphalt cart paths provide access through the private golf course. The sand traps contain sand that was hauled in from South Texas. The greens are undulating and landscaped. The fairways are irrigated and manicured. The stocked ponds are crystal clear. The only way to describe this property is by using the word “Amazing”.



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If you are able to pry yourself away from the private golf course for a few moments you should really take some time to enjoy the stocked fishing ponds.

One pond is stocked with bass and catfish, while the other is stocked with bait-fish.



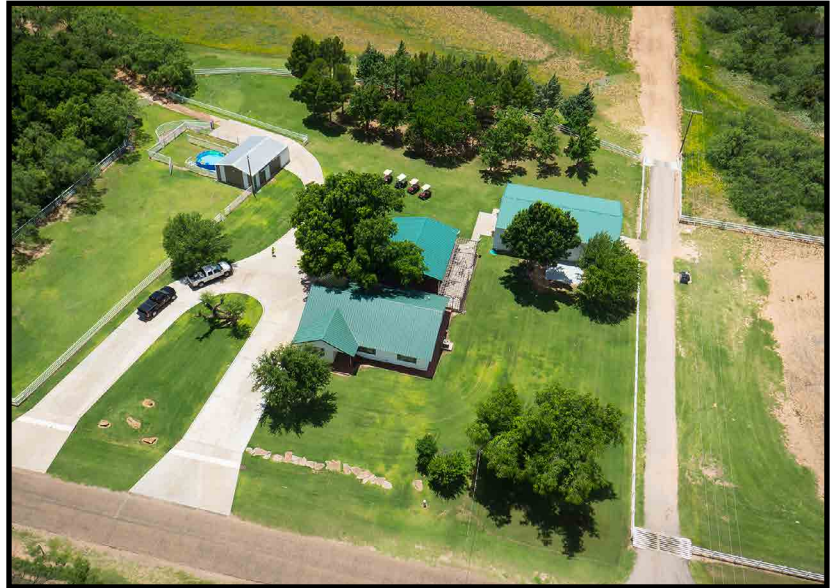


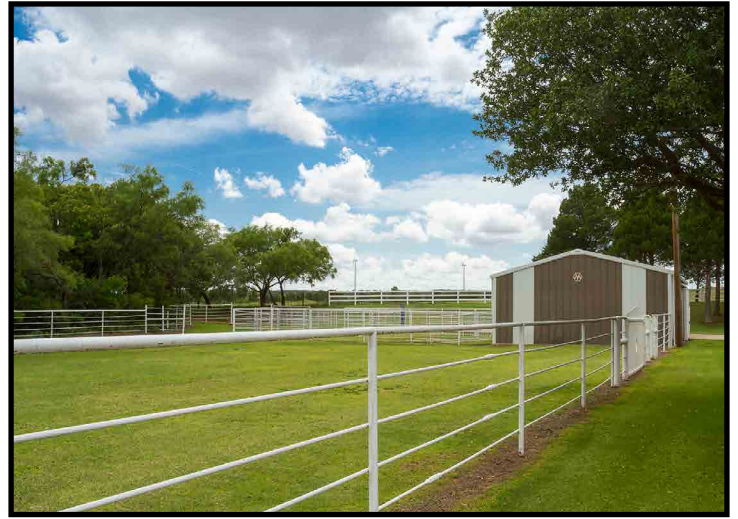


Improvements consist of a nice frame house that is currently utilized by the operations manager for the grounds. This 2,500± square foot home consists of 2 bedrooms and 2.5 baths, and was totally rebuilt in approximately 1995. Nearby the home is a very attractive carport that serves as a nice shady area for cookouts and social gatherings.

The shop building near the home is primarily used for storage of golf carts. This facility measures approximately 60'x50' and has three large bay doors.

Also nearby is a nice horse/livestock barn and shed with pens. The grounds around the entire home and barns are meticulously maintained.

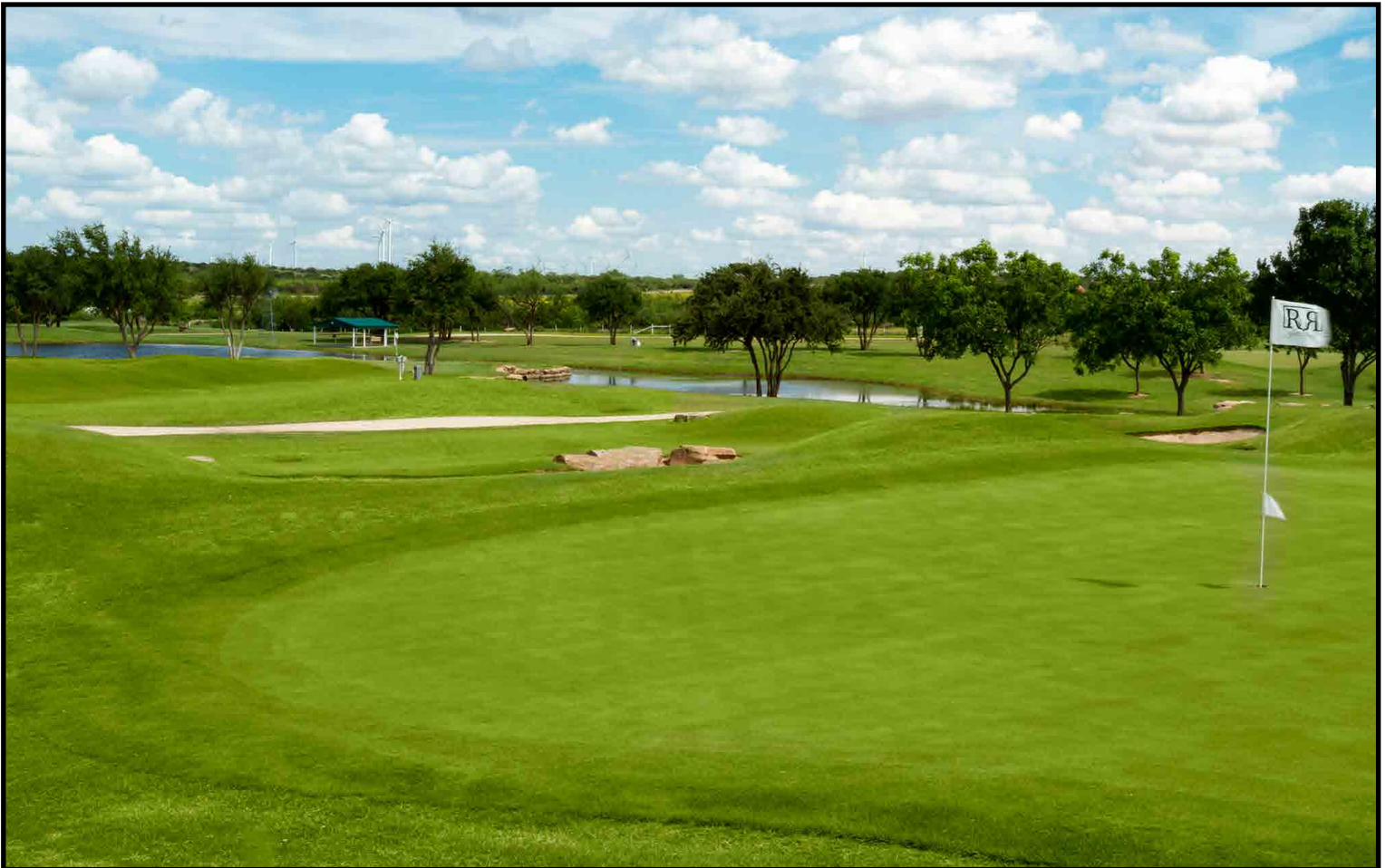




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Two large barns are located near the northwestern side of the property. These two barns serve as equipment storage for all of the mowers, fertilizer spreaders, etc. used on the course and around the grounds. The Patterson's own all of the equipment for maintaining the property and all of this equipment is available for purchase along with the sale of the property. A complete list of equipment is available.



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The golf course is watered by 7 irrigation wells. Additionally, another 6 wells are on the property that are not currently being utilized. Water is pumped during the day into three large covered fiberglass storages near the equipment barns. From there, the fairways, greens and all of the landscaping is irrigated.

The Patterson Double RR Ranch is one of the most unique properties in this part of Texas. The entire property has been extremely well maintained and pride of ownership is apparent everywhere you look. The owners are no longer living in the Snyder area so the property is no longer being utilized as intended.

If the present use does not fit your criteria, the topography, landscaping, trees, native rock and water features combine to make this scenic property easily converted into a multifaceted recreational ranch, horse property, subdivision development or private retreat. The possibilities are virtually unlimited with this fantastic offering.



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**THIS PROPERTY WILL SELL!**

**THIS IS A NO RESERVE  
ABSOLUTE AUCTION!**

The current manager and care taker, who lives on the property with his family, has been employed by the Patterson Family for several years. As one of the conditions of the sale, he will maintain employment for a period of one year, and he and his family must be allowed to continue living in the home on the property and his current salary and benefits package must be maintained for one year from the date of sale. Taxes on the property were approximately \$12,050 in 2015.

The Patterson Family owns a portion of the minerals on this property, and this mineral ownership will convey with the sale. Additionally, there will be no reservations of any kind for wind energy production and a substantial amount of wind energy is developed in the immediate area.

This property will be sold in an **ABSOLUTE AUCTION**. Chas. S. Middleton and Son will be on site with famed auctioneer Spanky Assiter the day of the auction to answer any questions and provide tours of the property.

**AUCTION DATE/TIME: WEDNESDAY SEPTEMBER 14 at 1:00pm**

**AUCTION LOCATION: PATTERSON DOUBLE RR RANCH GOLF COURSE**

From Snyder take HWY 180 East to FM 1673. Pass the Prison going north. At the curve in the road head east (Camp Springs Road). Go east 3 miles on Camp Springs Road to County Road 1105. Go almost 2 miles north. Property on left.

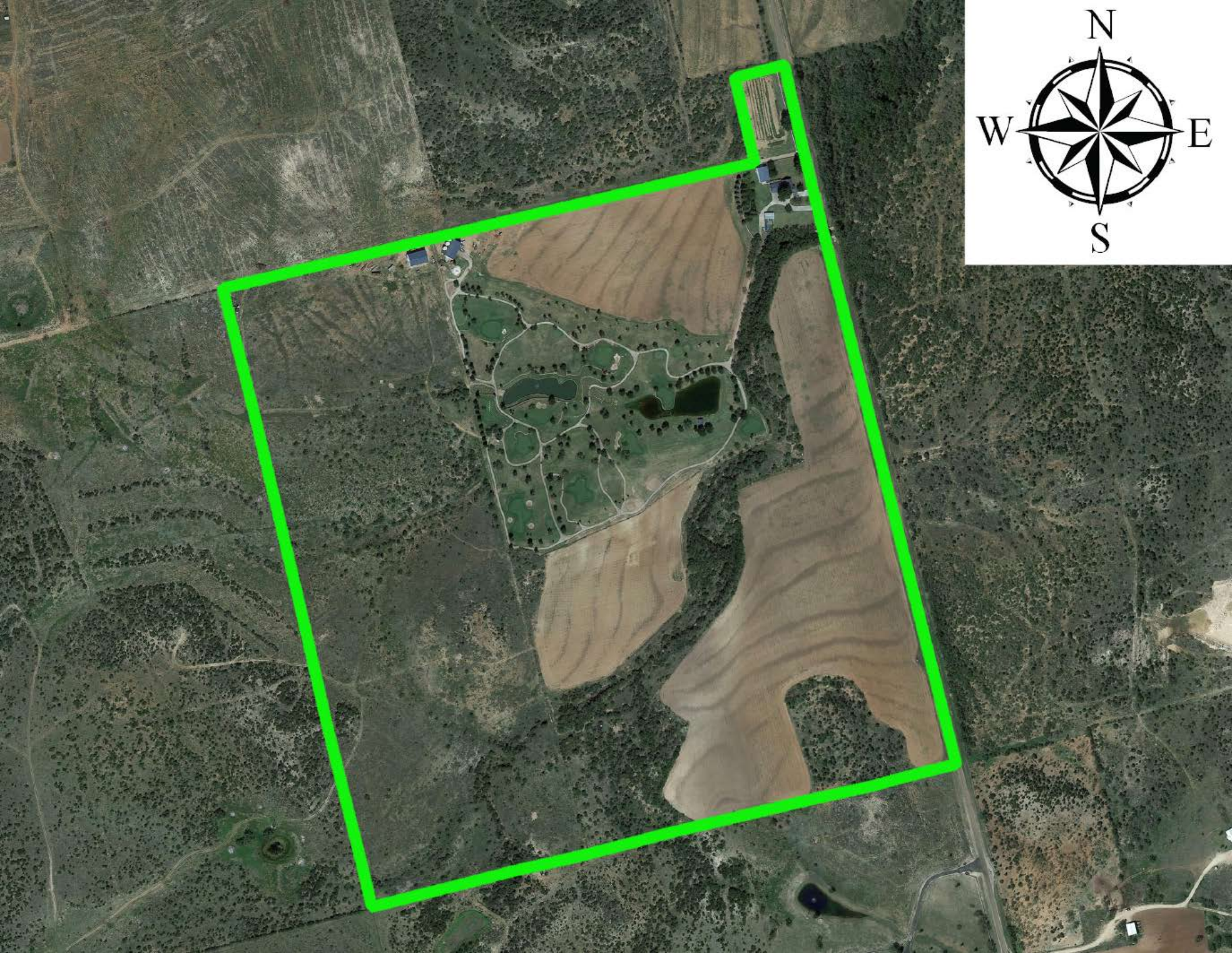
**Internet and Phone Bidding Available!**

**Charlie Middleton will be on-site on the following dates for private tours prior to the auction:  
July 27 1:00-6:30 & August 17 1:00-6:30 & September 7 1:00-6:30 Please call to confirm an inspection.**

**Additional dates available for preview! Private tours can be arranged with advanced notice!  
Call Charlie Middleton with questions!**

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**Visit [www.chasmiddleton.com](http://www.chasmiddleton.com)**  
**Aerial Video/Additional Photos**



# Patterson Double RR Ranch Golf Course

