

TEXAS CATTLE
AND HUNTING
RANCH



HUDSON RANCH AUCTION

FRIDAY
MAY 12
10 AM

26,867± TOTAL ACRES OFFERED IN 22 TRACTS
AND COMBINATIONS



2% BUYER'S
BROKER FEE

TERMS & CONDITIONS: 10% down the day of auction with the balance due at closing within 30 days. 5% buyer's premium. See website for complete terms and conditions. Franchise office is independently owned and operated.



AltaTerra Realty
and Auction LLC

1875 NE 17th St
Paris, TX 75460

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J.W. Ross - Broker TX # 9000813 & Matt Armstrong, CAI - Auctioneer TX # 17082

903-491-1719 • TexasCattleRanchAuction.com

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MINIMUM OPENING BID: \$440 PER ACRE

SELLS TO HIGHEST BIDDER



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AUCTION LOCATION:

Holiday Inn Express
Wellington Conference Center
5300 Kell Blvd
Wichita Falls, TX 76310



AltaTerra Realty
and Auction LLC



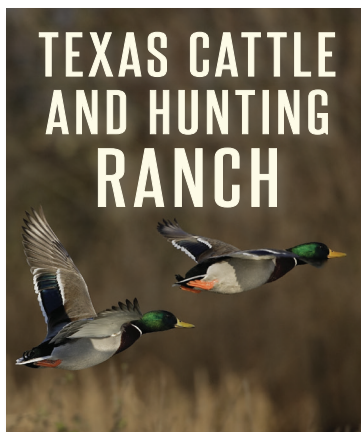
Kansas City
Auction and Realty

mason & morse
RANCHCOMPANY



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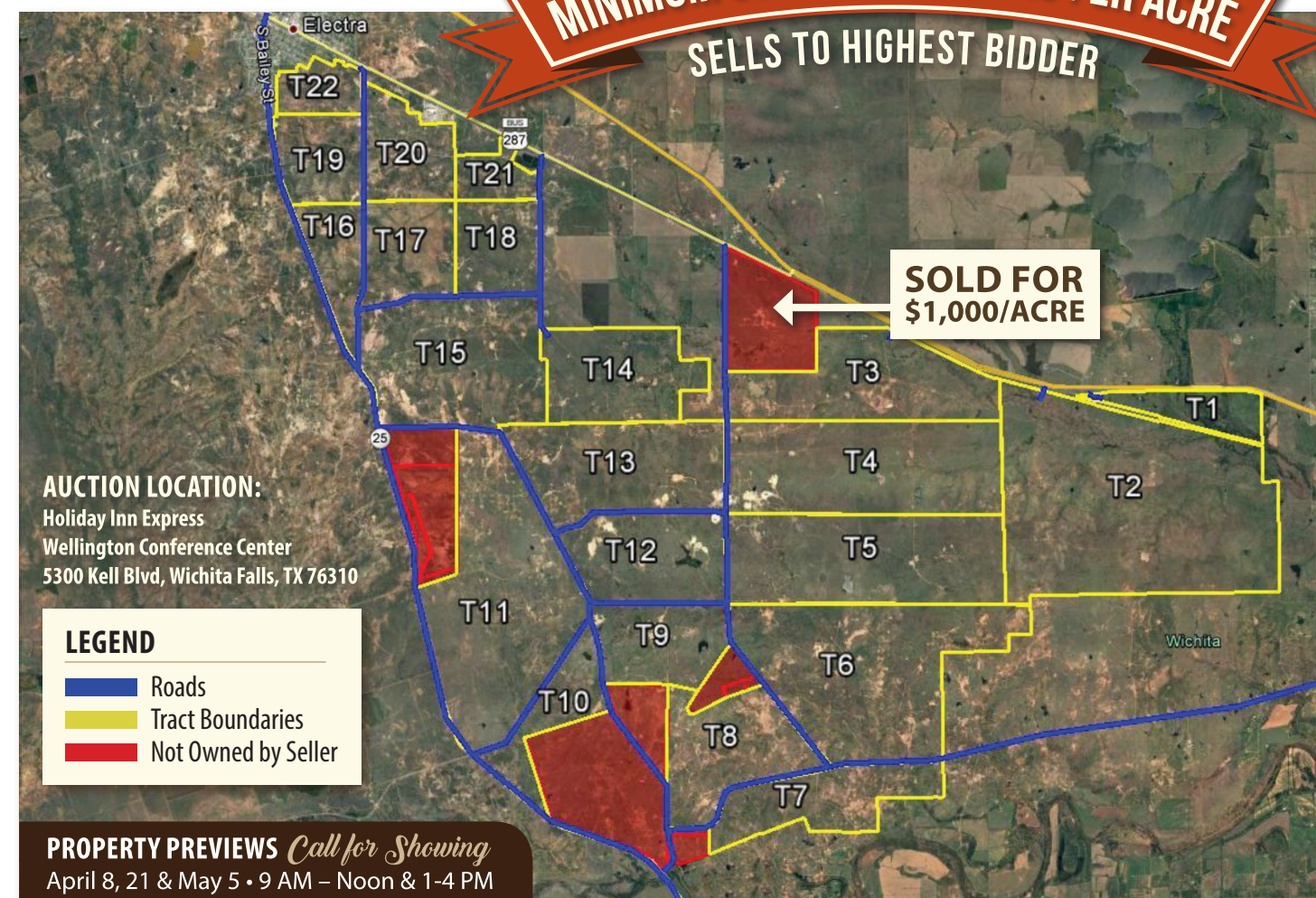
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This is an extraordinary opportunity to own one of the last true classic Texas cattle operations located in the Central Great Plains Eco-Region. Hudson Ranch has enjoyed a long history as a premier cattle ranch and is blessed with all the necessities including oceans of grass, strategic water, great fencing, traps, pens, working/load-out facilities and great access to major highways. At one time, this ranch served as headquarters for the largest herd of camels located in the United States! Each separate pasture is well supplied with its own water source from deep ponds or tanks. All pastures are fenced and/or cross-fenced and have good roads and gates. Whitetail deer, mule deer, turkeys, feral hogs, quail, doves and ducks provide a wide variety of hunting opportunities. This area has produced deer in the 130 to 160 class and the property has historically been leased for hunting rights.

PROPERTY LOCATION: WICHITA COUNTY, TEXAS



2% BUYER'S
BROKER FEE



TRACT 1: 400± ACRES

Hwy 287 entrance with approx 2 miles frontage and RR access. Pens and loadout chute. Multiple ponds/tanks.

TRACT 2: 3,767± ACRES

Hwy 287 entrance with approx 0.5 miles frontage and RR access. Good hunting with campsite. Best grass on ranch. Elevated building site.

TRACT 3: 1,388± ACRES

Hwy 287 entrance with approx 1.5 miles frontage with RR access. 0.5 miles Fowlkes Station Rd frontage. Multiple ponds/tanks.

TRACT 4: 1,920± ACRES

Approx 1.0 miles Fowlkes Station Rd frontage with multiple entrances. Multiple ponds/tanks. Pens and loadout chute. Good duck hunting.

TRACT 5: 1,912± ACRES

Approx 1.0 miles Fowlkes Station Rd frontage with multiple entrances. Multiple ponds/tanks. Good duck hunting.

TRACT 6: 2,419± ACRES

Approx 2.0 miles Fowlkes Station Rd frontage and 1.25 miles Hwy 367 frontage with multiple entrances. Multiple ponds/tanks.

TRACT 7: 903± ACRES

Approx 3.0 miles Hwy 367 frontage with multiple entrances. Multiple ponds/tanks. Overlooks Wichita River Valley.

TRACT 8: 1,080± ACRES

Approx 1.25 miles Fowlkes Station Rd frontage, 2.0 miles Hwy 367 frontage and 1.0 miles Lazy J Rd frontage with multiple entrances. Multiple ponds/tanks.

TRACT 9: 786± ACRES

Approx 0.5 miles Fowlkes Station Rd frontage, 0.75 miles Lazy J Rd frontage and 1.5 miles Byrd Rd frontage with multiple entrances. Multiple ponds/tanks.

TRACT 10: 590± ACRES

Approx 1.25 miles Hwy 25 frontage, 1.0 miles Lazy J Rd frontage and 2.0 miles Turkey Creek Rd frontage with multiple entrances. Pens, loadout chute, barn/shop. Multiple ponds/tanks.

TRACT 11: 2,673± ACRES

Approx 2.0 miles Hwy 25 frontage, 3.0 miles Lazy J Rd frontage with multiple entrances. Multiple ponds/tanks.

TRACT 12: 1,070± ACRES

Approx 1.0 miles Fowlkes Station Rd frontage, 0.75 miles Lazy J Rd frontage, 2.0 miles Randolph Rd frontage and 1.5 miles Byrd Rd frontage with multiple entrances. Multiple ponds/tanks. Good duck hunting.

TRACT 13: 1,480± ACRES

Approx 1.0 miles Fowlkes Station Rd frontage, 1.25 miles Lazy J Rd frontage and 2.0 miles Randolph Rd frontage with multiple entrances. Multiple ponds/tanks. Good hunting with campsite, lookout tower, feed bunks.

TRACT 14: 1,062± ACRES

Entrance from Midway Church Rd. Multiple ponds/tanks. Good hunting. Borders row crop.

TRACT 15: 1,760± ACRES

Approx 0.75 miles Hwy 25 frontage, 1.25 miles Lazy J Rd frontage, 0.75 miles Jennings Rd frontage, 2.0 miles Graham Rd frontage and 0.5 miles Midway Church Rd frontage with multiple entrances. Pens, loadout chute. Multiple ponds/tanks. Home and equipment yard.

TRACT 16: 482± ACRES

Approx 2.0 miles Hwy 25 frontage and 2.0 miles Jennings Rd frontage with multiple entrances. Multiple ponds/tanks. Some old row crop. Good hunting.

TRACT 17: 675± ACRES

Approx 1.25 miles Jennings Rd frontage, 1.25 miles Graham Rd frontage with multiple entrances. Small pens SW corner. Multiple ponds/tanks. Lots of old row crop. Good hunting.

TRACT 18: 610± ACRES

Approx 1.0 miles Graham Rd frontage and 1.0 miles Midway Church Rd frontage with multiple entrances. Multiple ponds/tanks. Good hunting.

TRACT 19: 595± ACRES

Approx 1.0 miles Hwy 25 frontage and 1.0 miles Jennings Rd frontage with multiple entrances. Pens, loadout chute, barn. Multiple ponds/tanks. Some old row crop. Good hunting.

TRACT 20: 685± ACRES

Approx 1.75 miles Jennings Rd frontage with multiple entrances. Back up to Electra, TX commercial and Bus Hwy 287. Multiple ponds/tanks. Some old row crop.

TRACT 21: 295± ACRES

Approx 0.4 miles Midway Church Rd frontage and 0.25 miles Bus Hwy 287 frontage with multiple entrances. Back up to Electra, TX commercial. Multiple ponds/tanks.

TRACT 22: 315± ACRES

Approx 0.5 miles Jennings Rd frontage and several city streets with multiple entrances. Back up to Electra, TX residential and commercial. Multiple ponds/tanks.



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