

PEASE RIVER RANCH

3,095 +/- Acres Cottle County, Texas



OFFERED EXCLUSIVELY BY:

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We are proud to offer for sale this long-term family ownership ranch located in northwestern Cottle County. The property is located northwest of Paducah in the central Rolling Plains and adjoins the 28,000 + acre Matador Wildlife Management Area. Access to the ranch is considered to be good, being provided by graded and maintained county roads that dead-end at the ranch gate from both the northwest and southeast. There is no public access through the property, and the gates can be locked to assure privacy.

The ranch is comprised of an exceptional blend of rolling native grasslands and very productive cultivated farmland. Approximately 634 acres are cultivated, usually planted to winter wheat, hay grazer or other grains. Typically, the summer crops are baled and the stalks are seasonally grazed. The cultivated lands are a magnet for wildlife. Deer, turkey, and quail are plentiful, as well as migratory birds, and all species of wildlife native to the Rolling Plains.



Subject to sale, withdrawal, or error.



The ranch has historically been operated as a cow/calf operation. This area receives an annual rainfall of approximately 23" and an average snowfall of 5". Elevations on the ranch range from approximately 1,650' to 1,850'.

The topography of the property is rolling with scenic bluffs, exceptional wooded bottom lands and productive upland country. The ranch has a fantastic turf of native grasses including varieties of grama and bluestem.



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Approximately one mile of the Middle Fork of the Pease River flows through the ranch, with another one mile of the river being a boundary of the property. The Middle Pease River is fed by springs and runoff, and will typically flow throughout most of the year. The wooded river bottom has canopies of large cottonwoods, tall grasses and is excellent habitat for whitetail.

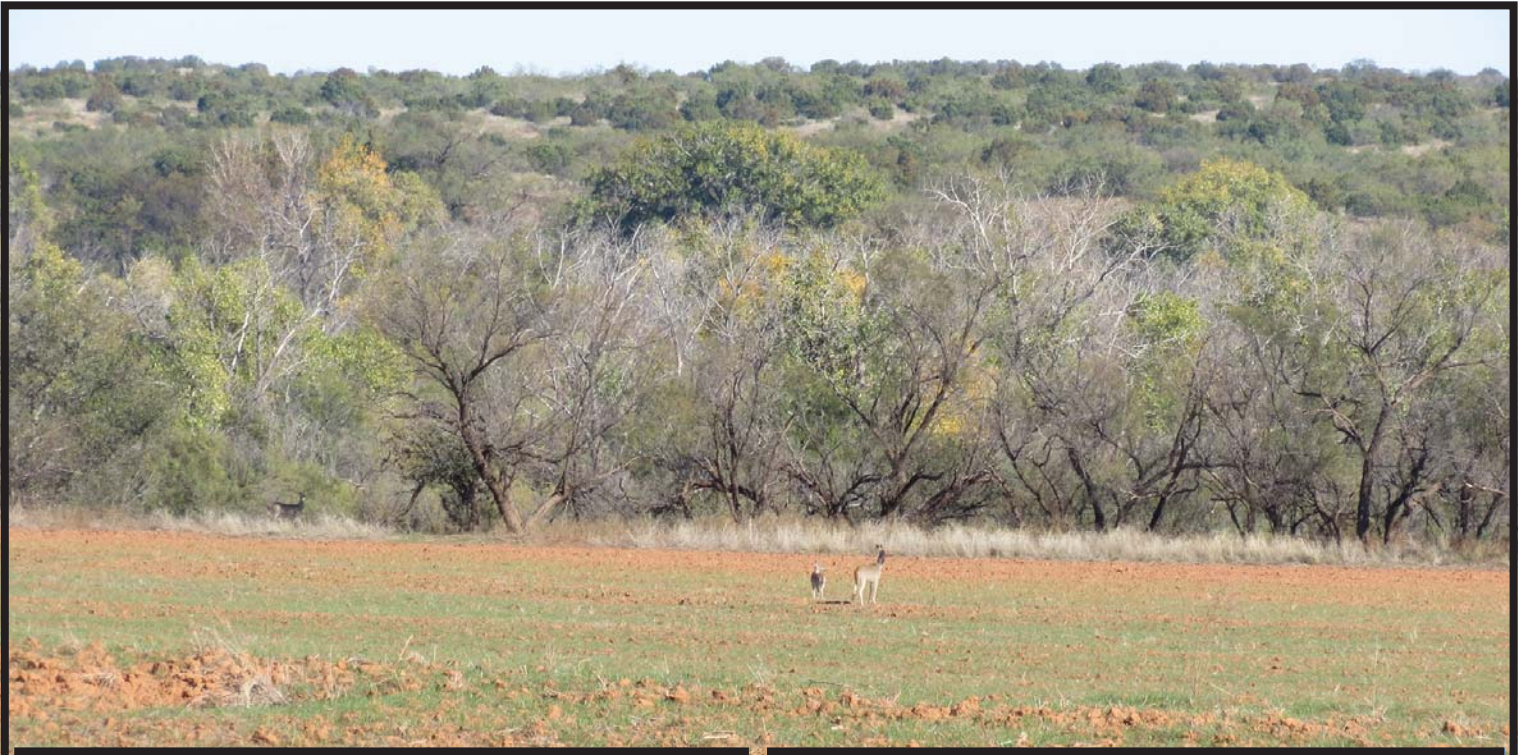




Cover consists principally of mesquite, with hackberry, cottonwood and oak being scattered throughout the ranch. Cedar is common along the ridges and willows and some salt cedar are found along the river. Several varieties of browse are present including catclaw, and algerita. Broomweed is common in places.



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The ranch is considered to be very well watered by the river, springs, dirt tanks, windmills, and water wells. Water is piped underground across the ranch to drinking troughs.

In addition to the current water infrastructure, there is a cased irrigation well located in the southern portion of the ranch. This well has not been utilized since the family stopped raising cotton many years ago. Three-phase electricity is run underground to this well. In the days when it was utilized, this well provided water to a 7 tower pivot sprinkler system on a portion of the cultivated land at the rate of 500 gallons per minute on a prolonged basis. That pivot system is no longer on the property. The current owner believes that this well could still be used to water a portion of the cultivated land, or could be piped to other areas.





Although the ranch has been primarily operated as a cattle ranch/farming operation, there is substantial wildlife on the property. Whitetail deer in this area are widely known to be in abundance and true trophies are a regular occurrence in this area. Mule deer are also common on the ranch as well, inhabiting the higher elevations. Cottle County has a three day bow season as well as a two week rifle season for mule deer.

A combination of an exceptional native habitat and excellent farmland provides for abundant coveys of quail and dove. Turkey frequent the river bottoms and fields.



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The Matador Wildlife Management Area allows public access for recreation throughout portions of the year, and the public has access to the Matador WMA for hunting dove, quail, feral hogs (archery only), and teal with purchase of an Annual Hunting Permit. There is no public hunting for whitetail or mule deer; however, there is an annual drawing for these hunts. With the Matador WMA being right next door, this creates a very unique opportunity for quail hunters, giving access to an additional 28,000+ acres for the price of a yearly permit. Additionally, horseback riding, hiking, camping, etc. are allowed on the Matador WMA throughout much of the year. More information is available on the Texas Parks and Wildlife website.





The ranch is improved by several sets of livestock shipping/working pens strategically located throughout the ranch. Structural improvements consist of a hunting cabin. The ranch is fenced and cross-fenced, and fences are considered to be in good to excellent condition.



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The Pease River Ranch is a fantastic offering, with exceptional grazing and farming opportunities. Few ranches in the state could match this long-term family ownership from the standpoint of an all around ranching and hunting operation. The wildlife in the area is abundant, and having both quality whitetail and mule deer hunting sets it apart from most other ranches.

Prior Oil, Gas and Mineral leasing is no longer in effect, but revealed the present family ownership owns 100% of the minerals under the ranch. To sweeten this package even further, this offering includes 1/2 of the mineral ownership. There is no current oil or gas production on the property; however, there is scattered oil production in this area, some of which is located less than one mile from the ranch.

In addition to the above, there is a gravel pit located on the property that has been used from time to time for use on the ranch.

The ranch has been reasonably priced at \$1,350 per acre. Taxes are approximately \$3,100 per year.

This ranch is considered to be one of the best, if not the best, ranches offered for sale in this part of the state. With the flowing river, abundant well water, exceptional native range land, productive farmland, outstanding hunting opportunities, and the substantial mineral conveyance, it would be very difficult to find a better ranch for sale anywhere in the state.

If you are in the market for a quality offering, this ranch deserves your attention.

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