

# A.B. HUDSON ESTATE

*TRIANGLE RANCH  
LAKELAND RANCH  
BEST RANCH*



## PROPERTY INFORMATION PACKAGE

JUNE 1, 2015  
ELECTRA, TEXAS

*United Country – Ranch Property Group*



AltaTerra Realty  
and Auction LLC

MASON  MORSE  
RANCH COMPANY

Strategic  
Partner of



Kansas City  
Auction and Realty



# PROPERTY DESCRIPTION

---

## OVERVIEW

*A.B. Hudson Estate consists of approximately 31,739 +/- acres of ranch land in Wichita and Archer Counties, Texas owned by Highway Oil, Inc. and Hi-Lo Oil Company, Inc. which are held in the estate. The Estate is made up of three ranches as follows:*

## TRIANGLE RANCH

Located in Wichita County consisting of 21,932 +/- acres and owned by Highway Oil, Inc., the ranch is divided into 19 pastures sized between 116 +/- acres and 2,662 +/- acres and contains 45 ponds and numerous corrals.

## LAKELAND RANCH

Located in Wichita County consisting of 6,079 +/- acres and owned by Highway Oil, Inc., the ranch is divided into 6 pastures sized between 377 +/- acres and 2,414 +/- acres.

The Triangle and Lakeland Ranches with combined acreage of 28,011 +/- acres, adjoin each other in Wichita County, Texas with the Triangle to the north and Lakeland on the south. There are no homes on either ranch. Mineral and wind rights are severed from both properties. There are numerous oil production facilities on the Triangle Ranch with many no longer actively in production. Each separate pasture on both the Triangle and Lakeland Ranches is well supplied with its own water source from deep ponds or tanks. All pastures are fenced, have good roads, fences and gates. Pastures have been leased for both grazing and hunting.

## BEST RANCH

Located by itself several miles south of the other ranches in Archer County and consisting of 3,728 +/- acres, this ranch is owned by Hi-Lo Oil Company, Inc. with a hunting lease and grazing lease that can be assigned to a new owner. The property provides fantastic views of Lake Diversion and contains 5+ ponds, 2 corrals and has river frontage.

## DISCLAIMER

The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, omissions, prior sale, change or withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested parties. ALL RIGHTS RESERVED © 2015 ALTATERRA REALTY & AUCTION



# PROPERTY DESCRIPTION

---

## A.B. HUDSON | PHILANTHROPIST

A.B. Hudson's legacy of hard work and philanthropy took its final giant step recently with the donation of his \$60 million estate to the Shriners Hospitals for Children system, specifically the facility in St. Louis. It will now bear his name. Hudson, an oilman, rancher and longtime member of the Shriners, died in his Wichita Falls home in 2008. A special ceremony honoring the hospital contribution took place in late October with family and friends present.

"Dad was proud to be a Shriner and the accomplishments they made assisting children requiring medical care," said daughter Michele Rothe at the plaque dedication. "I am proud that my dad's life desire was to leave this gift to Shriners Hospitals for Children, and I know his friends and I are so very happy to be part of his legacy and the ability to contribute to pediatric specialty care." Hudson's gift is the largest in the hospital system's history, according to Doug Maxwell, board chairman of the international Shriners Hospital system. The hospitals provide free treatment to children with orthopedic conditions, burns, spinal cord injuries, cleft lips and palates. "It humbles us to know someone of Mr. Hudson's accomplishments had a lifelong wish to leave his estate to the Shriners Hospitals," Maxwell said. "He was a most honorable man."

Born in Athens in 1923 into a farming family, Hudson grew up in the burgeoning Kansas oil field. He and his brothers formed the Hudson Oil Company, later sold to Koch Oil. In 1958 he founded Workingman's Friend and Highway Oil, companies which at their peak employed more than 700 people. Ultimately he had one of the biggest land holdings and large independent cattle operations in Kansas and Texas. He prided himself in progressive land stewardship, returning thousands of acres to native grassland.

In North Texas, Hudson became known for the herd of camels he established, groups of which can still be seen from area highways. After having read an article about using camels for chemical-free brush control in the 1980s, he soon brought 20 from Australia. He became the largest camel breeder in the United States at the time, with 100 head distributed across his nine ranches.

Throughout his professional life, Hudson anonymously supported Shriners Hospitals projects, donated money to rebuild churches and help museums. He also created a foundation to rebuild homes for 2007 tornado victims in Greensburg, Kan.

Judith McGinnis, "Shriners hospitals benefit from Hudson bequest" *Wichita Falls – Times Record News*. November 7, 2011.



# PROPERTY DESCRIPTION

---

## ELECTRA, TEXAS | BACKGROUND

Electra is on U.S. Highway 287 and State Highway 477 fifteen miles northwest of Wichita Falls in northwestern Wichita County. Daniel Waggoner began ranching in the area in 1852. In the mid-1880s the tracks of the Fort Worth and Denver City Railway reached the area. Shortly thereafter Waggoner and his son William T. Waggoner built loading pens and persuaded railroad officials to establish a switch at the site in 1885. The location was briefly called Waggoner, but with the construction of a depot and the opening of a post office in 1889, it was renamed Beaver, probably for Beaver Creek, beside which most of the original Waggoner ranchland was located. Within ten years Beaver provided businesses and a school for Waggoner employees.

In 1902 residents selected the name Electra, in honor of W. T. Waggoner's daughter. In 1905 Waggoner sold the land to Fort Worth developer Solomon Williams. He and his partners formed the Electra Land and Colonization Company, which extended the city limits, subdivided the town lots, and advertised in national publications to attract residents. The company was successful, and in 1907 the community incorporated with a commission form of government and 500 residents. The town grew to an estimated 1,000 people by 1910, when Electra had a newspaper, a bank, and a number of churches. The Electra Independent School District was established in 1911.

W. T. Waggoner had drilled unsuccessfully for water. But oil was a different matter. On April 1, 1911, Clayco No. 1 blew in a mile north of Electra. News of the gusher spread rapidly and a boom resulted. The town's population reached 5,000 within months. Because Electra was an established community and the oil land was already leased, the plague of tent cities and the chaos that accompanied the discovery of oil in other areas never materialized. Many who rushed to Electra seeking quick profits, however, just as quickly departed.

The Electra oilfield produced approximately ten million barrels between 1911 and the mid-1920s. In 1917 the population of Electra was 5,400; in 1926 it was 4,744, and the town had a high school, numerous churches, two newspapers, two banks, and over 100 businesses. In 1936 Electra had 6,712 residents and 170 businesses. Drilling operations declined, though, and the growing Dallas-Fort Worth metropolis attracted residents. In the mid-1960s the population in Electra decreased to just over 5,000. In 1990 it had a population of 3,113 and forty-eight businesses. In 2000 it had a population of 3,168 and 139 businesses.

David Minor, "ELECTRA, TX," *Handbook of Texas Online*. Uploaded on June 12, 2010. Published by the Texas State Historical Association.



# PROPERTY DESCRIPTION

---

## ELECTRA, TEXAS | CLIMATE DATA

Elevation: 1220 feet   Latitude: 34 02N   Longitude: 098 55W  
Köppen Classification: Humid Subtropical Climate

This climate is characterized by relatively high temperatures and evenly distributed precipitation throughout the year. This climate type is found on the eastern sides of the continents between 20° and 35° N and S latitude. In summer, these regions are largely under the influence of moist, maritime airflow from the western side of the subtropical anticyclonic cells over low-latitude ocean waters. Temperatures are high and can lead to warm, oppressive nights. Summers are usually somewhat wetter than winters, with much of the rainfall coming from convectational thunderstorm activity; tropical cyclones also enhance warm-season rainfall in some regions. The coldest month is usually quite mild, although frosts are not uncommon, and winter precipitation is derived primarily from frontal cyclones along the polar front.

The Köppen Climate Classification subtype for this climate is "Cfa". (Humid Subtropical Climate).

The average temperature for the year in Electra is 63.2°F (17.3°C). The warmest month, on average, is July with an average temperature of 85.2°F (29.6°C). The coolest month on average is January, with an average temperature of 40.3°F (4.6°C).

The highest recorded temperature in Electra is 112.0°F (44.4°C), which was recorded in August. The lowest recorded temperature in Electra is -4.0°F (-20°C), which was recorded in January.

The average amount of precipitation for the year in Electra is 28.8" (731.5 mm). The month with the most precipitation on average is May with 4.3" (109.2 mm) of precipitation. The month with the least precipitation on average is January with an average of 1.3" (33 mm). There are an average of 58.0 days of precipitation, with the most precipitation occurring in May with 7.0 days and the least precipitation occurring in December with 3.0 days.

In Electra, there's an average of 1.8" of snow (0 cm). The month with the most snow is January, with 0.7" of snow (1.8 cm).

Weatherbase © 2015 CantyMedia



# PROPERTY DESCRIPTION

---

## RANCHING OPERATIONS

*Miles and miles of great fencing, cross fencing, pens, and traps!*



This is an extraordinary opportunity to own one of the last true classic Texas cattle operations. With approximately 31,739 acres located near Electra, Texas in the heart of big ranch country, the ranch is comprised of two separate physical locations, the Electra pastures (Triangle and Lakeland Ranches) boasting the majority of the ranch acreage at 28,011 +/- contiguous acres, and the Lake Diversion pastures (Best Ranch) located a few miles to the south at 3,728 acres.

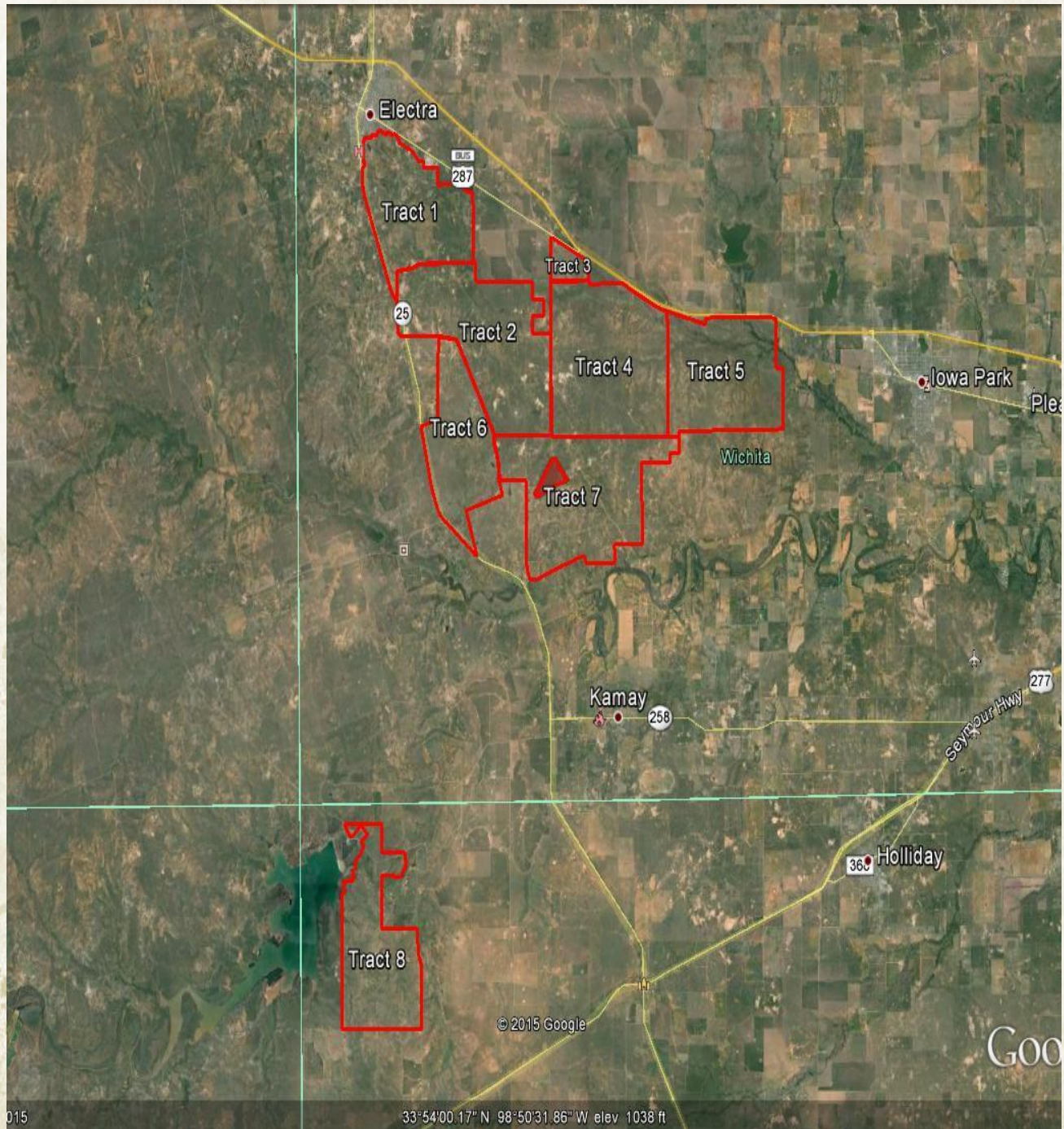
This ranch shares fence lines and borders the legendary 514,000 acre Waggoner Ranch both at the Electra location and at the Lake Diversion location. Access can be had from U.S. Highway 287 on the North, Texas Highway 25 on the East, and numerous Farm-to-Market and County Roads (both paved and gravel). The Lake Diversion location is a special place with a fantastic panoramic views of the lake and surrounding terrain. There are several promontory points that would serve well as building locations for an executive retreat or corporate lodge.

The northernmost portions of the ranch located on the south side of U.S. Highway 287 are mostly well-maintained pastures well appointed with a predominately gentle level terrain that could make great row-crop. Several home locations exist that would provide "edge-of-the earth" views in the middle of thousands of acres. Quick access can be had via Highway 287 from Wichita Falls (20 miles) and Dallas – Fort Worth (125 miles).



# TRACT MAPS

ALL TRACTS | 31,739±ACRES





# TRACT MAPS

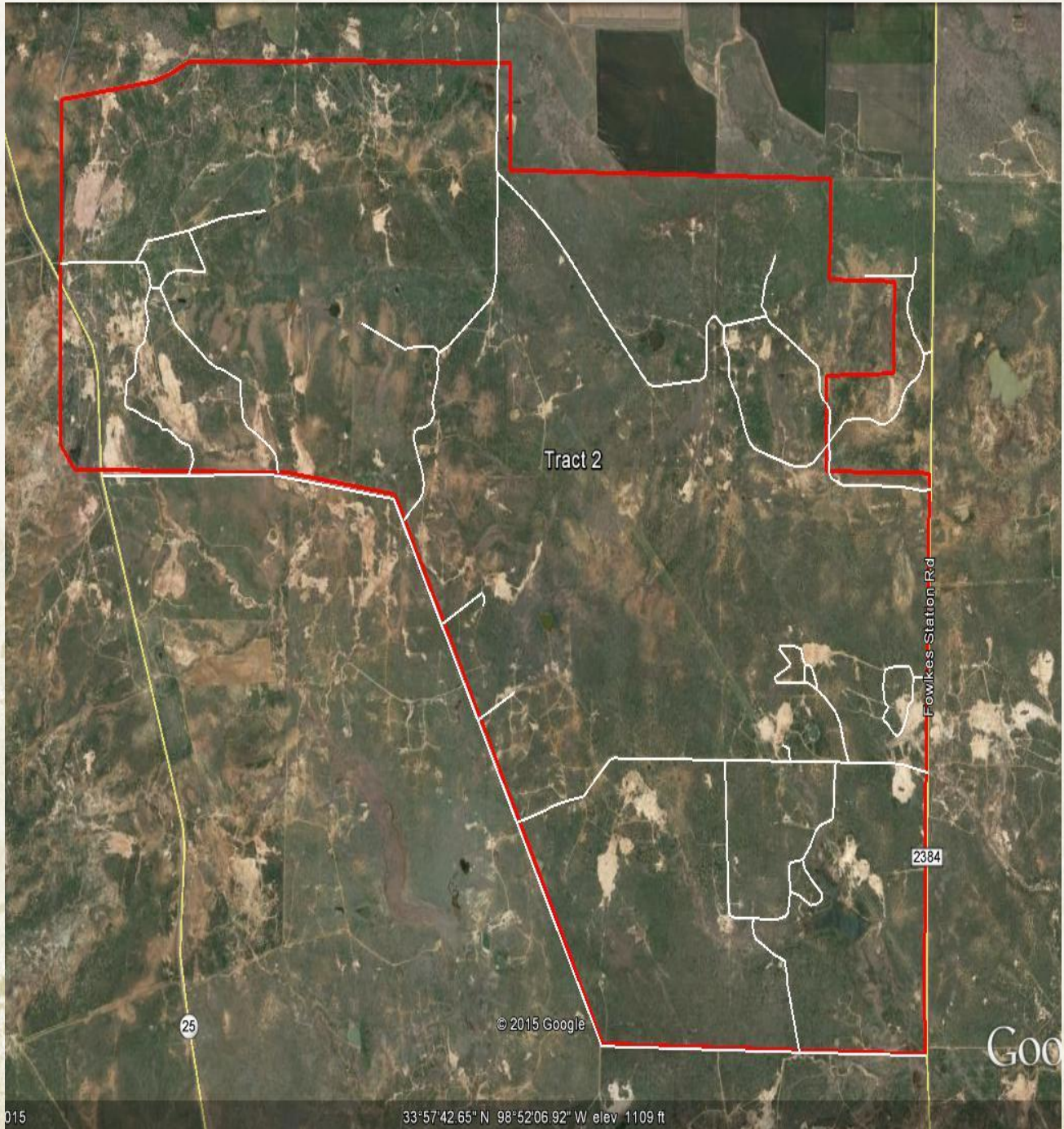
## TRACT 1 | 3,634± ACRES





# TRACT MAPS

## TRACT 2 | 5,387± ACRES





# TRACT MAPS

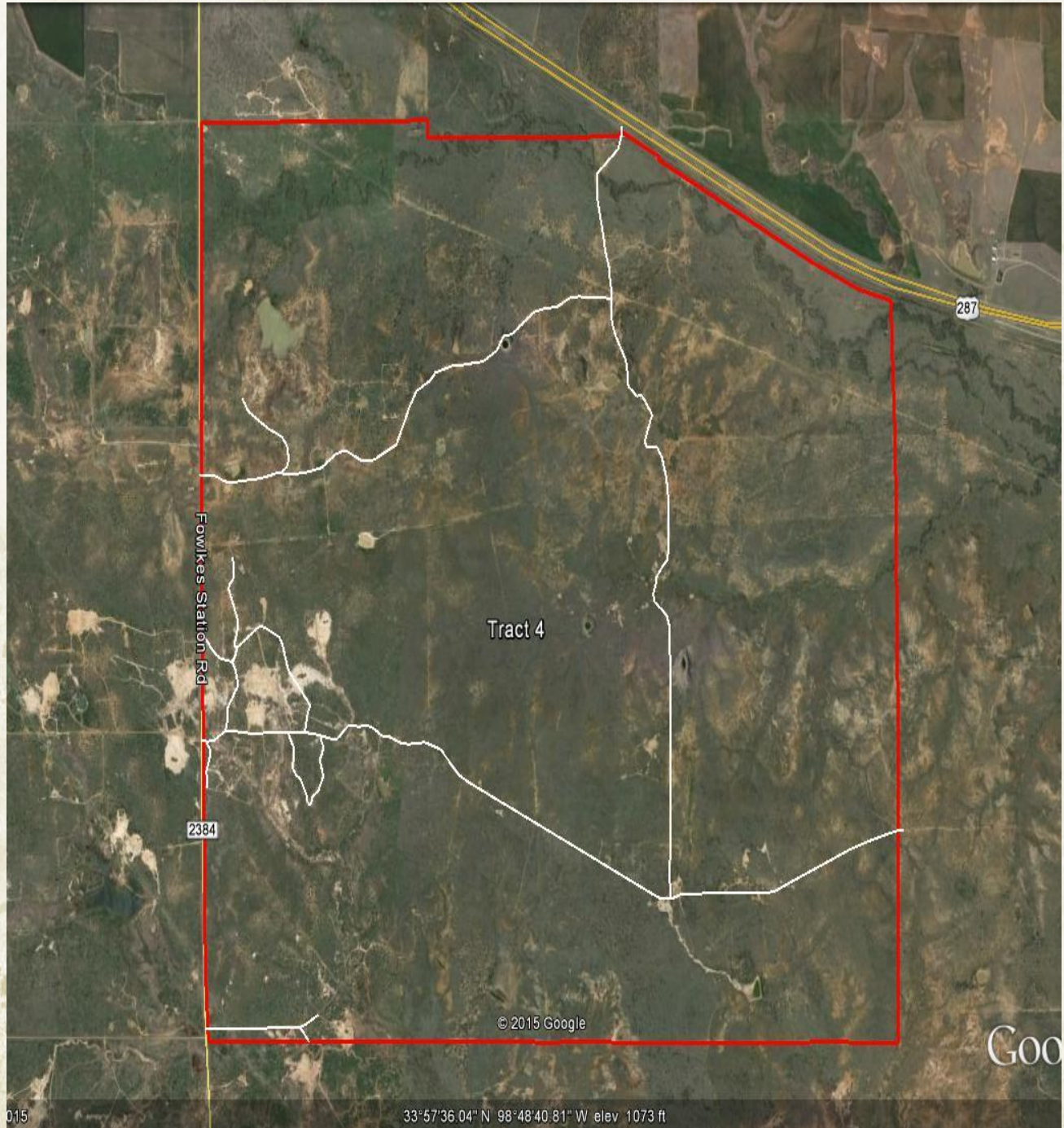
## TRACT 3 | 400± ACRES





# TRACT MAPS

## TRACT 4 | 5,625± ACRES

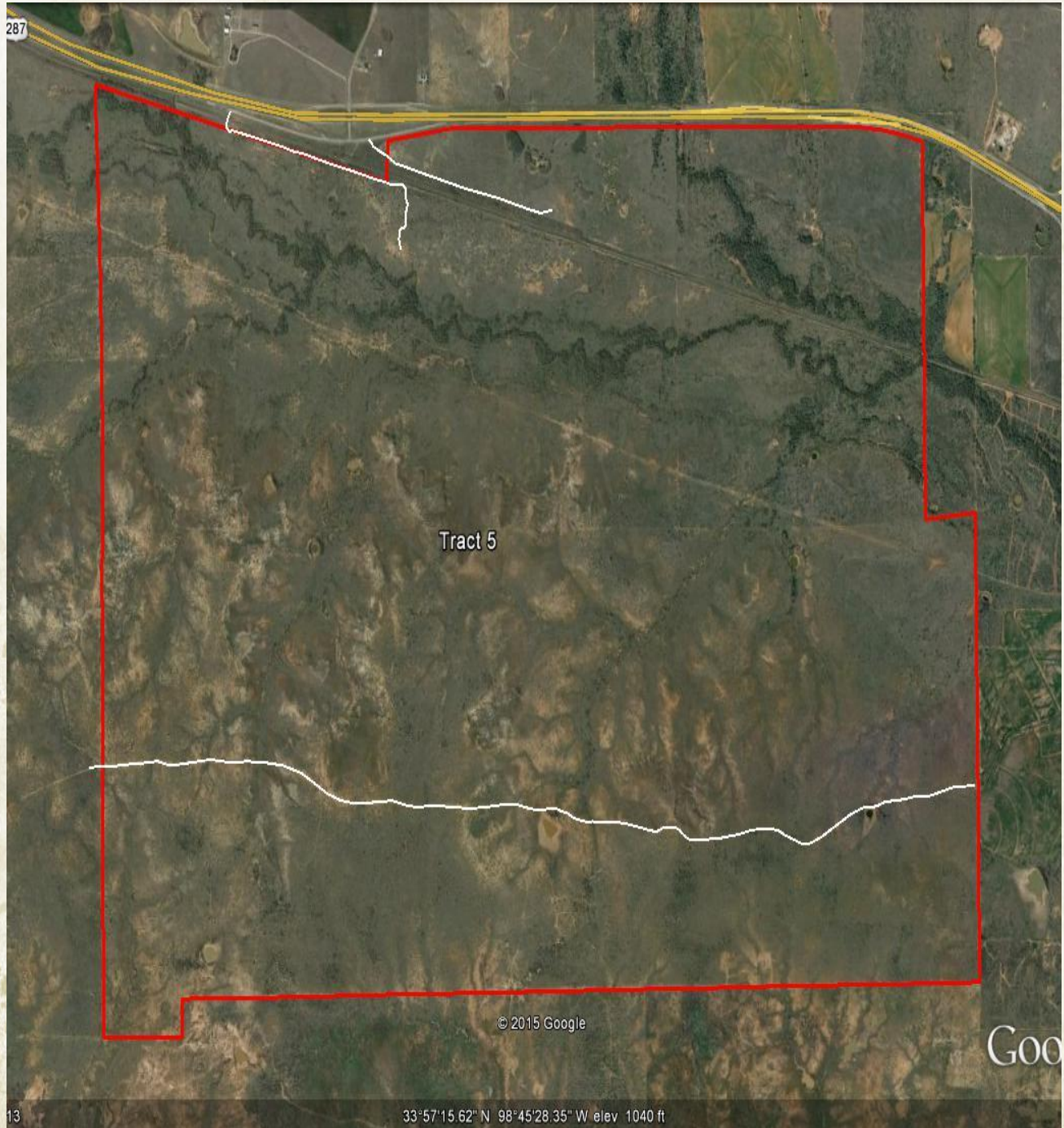




# TRACT MAPS

---

## TRACT 5 | 4,150± ACRES

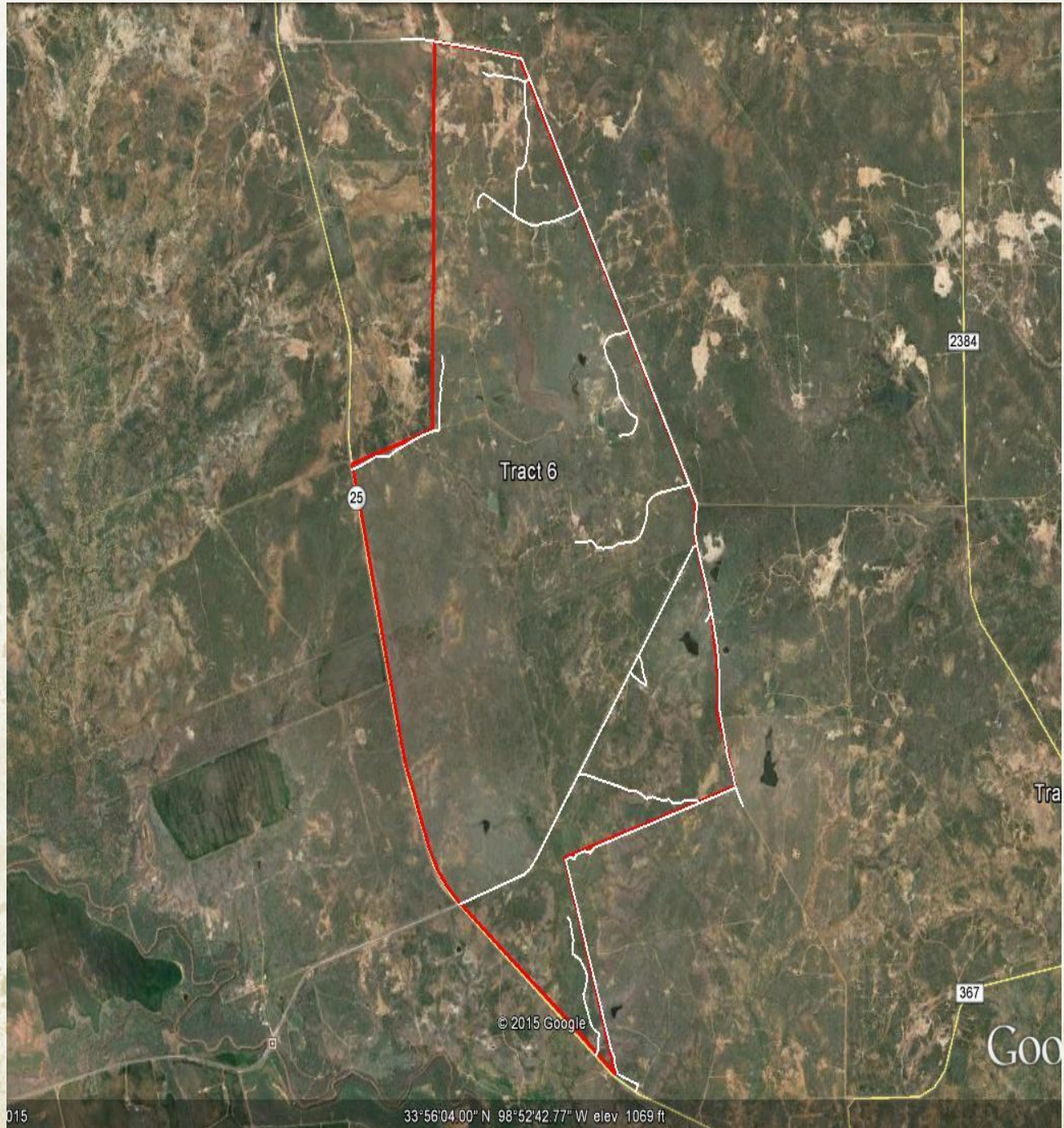




# TRACT MAPS

---

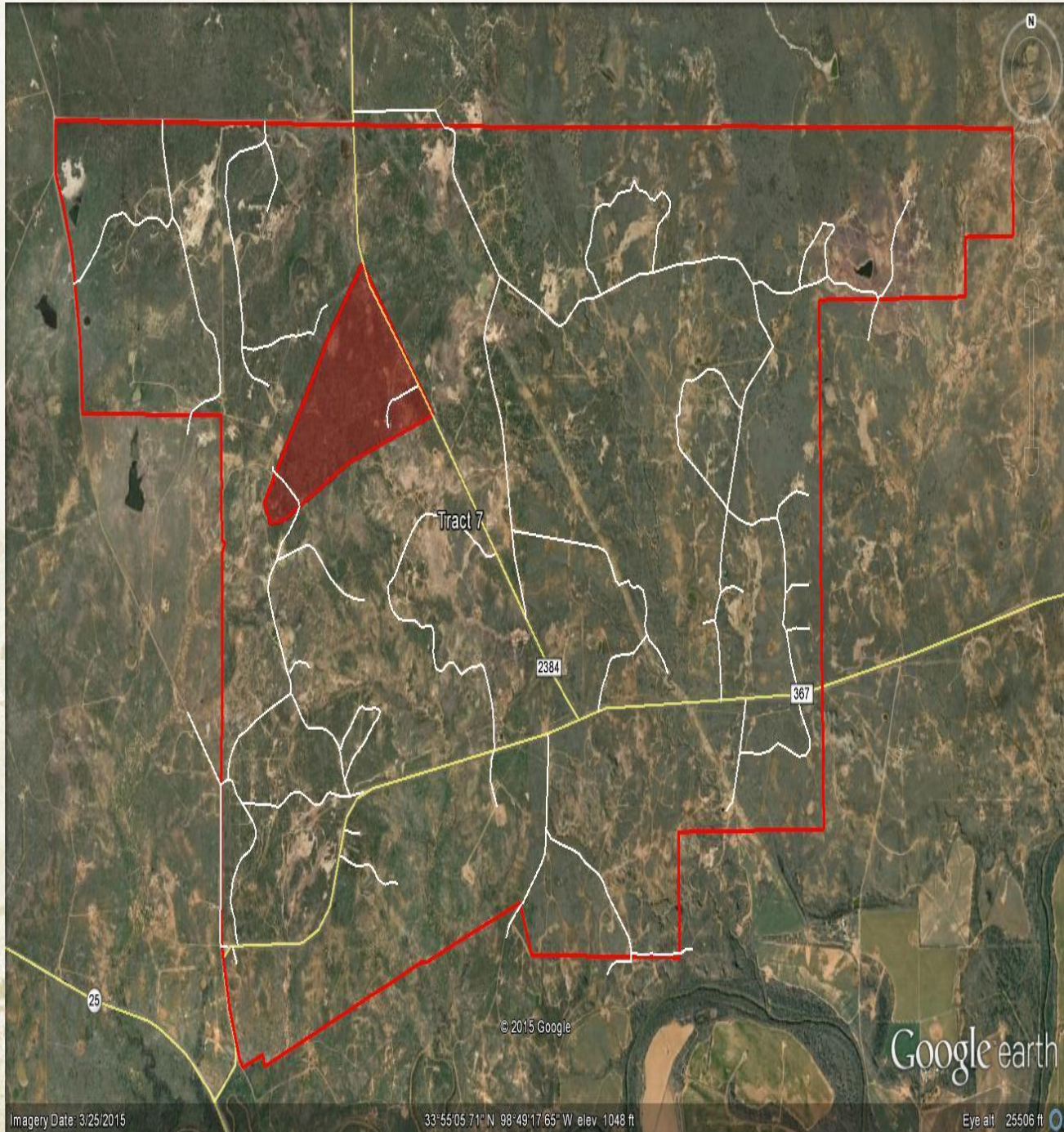
## TRACT 6 | 3,475± ACRES





# TRACT MAPS

## TRACT 7 | 5,440± ACRES

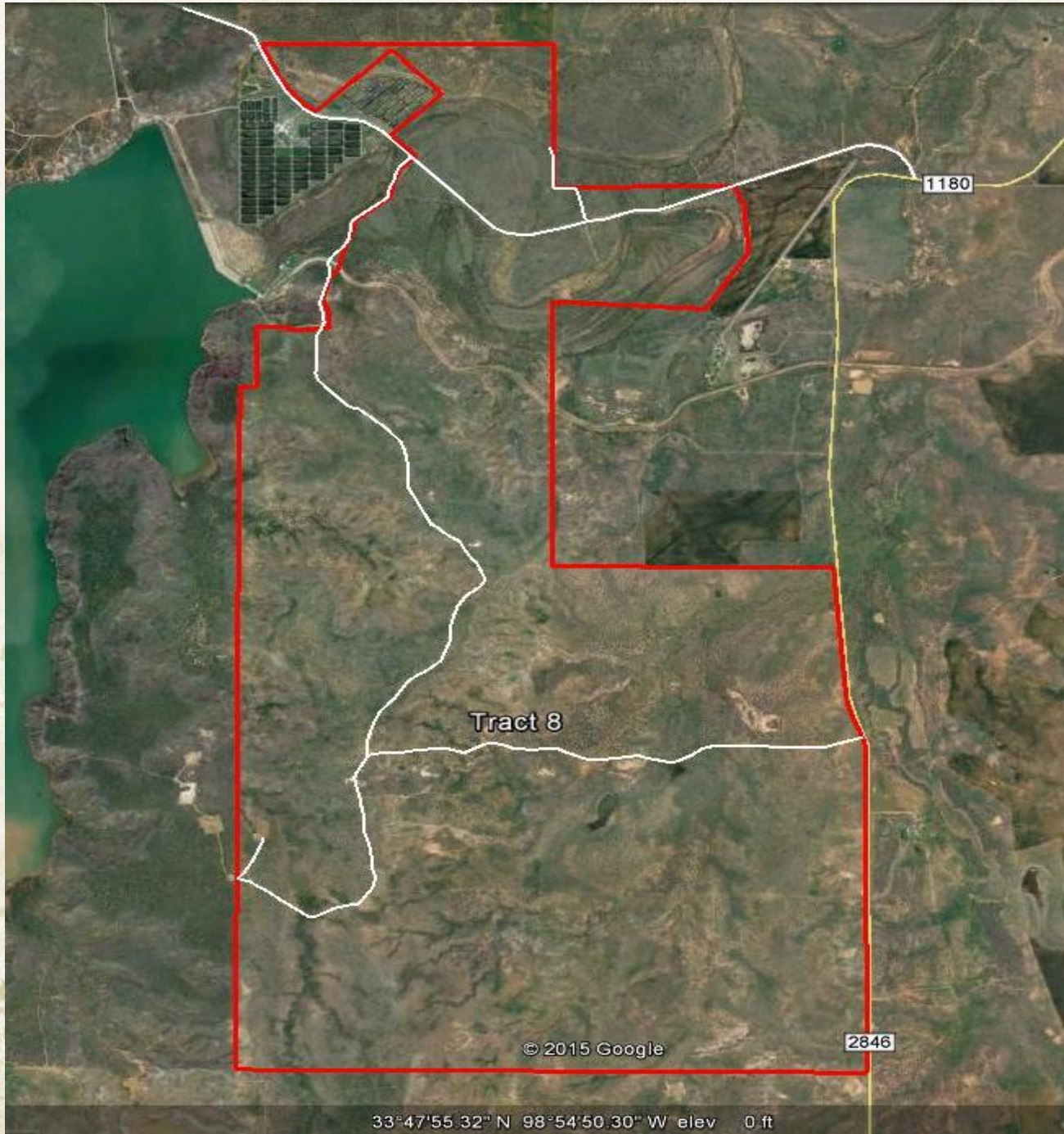




# TRACT MAPS

---

## TRACT 8 | 3,728± ACRES





# PRICING MATRIX

## RANCH PRICING

OFFERED AS	APPROXIMATE ACREAGE	LISTING PRICE PER ACRE	LISTING PRICE EXTENDED
Lakeland Ranch - Electra Triangle Ranch - Electra Best Ranch - Diversion	31,739	\$818	\$25,995,525
Lakeland Ranch - Electra Triangle Ranch - Electra	28,011	\$810	\$22,693,525
Best Ranch - Diversion	3,728	\$875	\$3,262,000

## TRACT PRICING

OFFERED AS	APPROXIMATE ACREAGE	LISTING PRICE PER ACRE	LISTING PRICE EXTENDED
Tract 1 - Electra	3,634	\$850	\$3,088,900
Tract 2 - Electra	5,287	\$750	\$3,965,250
Tract 3 - Electra	400	\$1,000	\$400,000
Tract 4 - Electra	5,625	\$875	\$4,921,875
Tract 5 - Electra	4,150	\$875	\$3,631,250
Tract 6 - Electra	3,475	\$750	\$2,606,250
Tract 7 - Electra	5,440	\$750	\$4,080,000
Tract 8 - Diversion	3,728	\$875	\$3,262,000
	31,739	\$818	\$25,995,525

**Note:** All acreage amounts are approximate and are subject to change at any time. Contracted acreage will be determined by legal description and subject to survey .



# CONTACT INFORMATION

---

## UNITED COUNTRY – RANCH PROPERTY GROUP

### AltaTerra Realty & Auction | On-site

---

J. W. Ross	Cell:	(903) 491-1719
Partner / Broker	Email:	jw.ross@altaterrarealty.com
Matt Armstrong	Cell:	(903) 905-2999
Partner / Auctioneer	Email:	matt.armstrong@altaterrarealty.com

### Mason & Morse

---

John Stratman	Cell:	(303) 912-8807
National Director - Ranch Specialty Group	Email:	john@ranchland.com

### Kansas City Auction & Realty

---

Shawn Terrel	Cell:	(580) 747-6068
Vice-President - Auction Services	Email:	sterrel@unitedcountry.com

## DISCLAIMER

The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, omissions, prior sale, change or withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested parties. ALL RIGHTS RESERVED © 2015 ALTATERRA REALTY & AUCTION