

RED RIVER RANCH

HALL COUNTY, TEXAS



texasredriverranch.com

This 4,500-acre native grassland ranch, situated in the southeastern Texas Panhandle, has a river-bed buffer from neighboring properties on its north and south boundaries, and a high fence along its western boundary. The secluded location of this property makes it one of the most suitable ranches of its size for managed hunting anywhere in the Texas Panhandle.

Bordered by the Prairie Dog Town Fork of the Red River (locally known as the “Big Red”) on its north side, and the Little Red River on its south side, the ranch has fairly constant subsurface water table levels regardless of rainfall fluctuations. Grass availability for livestock and wildlife habitat is therefore consistent and not affected by variations in weather conditions to the extent of most other Panhandle properties.

Native grasses consist primarily of sand dropseed, alkali sacaton, & various grama grasses. These grasses provide abundant livestock grazing and wildlife habitat. Approximately 116 acres, previously in the government CRP program, is currently classified by FSA as cropland and could be planted in specific wildlife attraction crops. Wildlife includes quail, turkey, dove, and deer (mule deer & whitetail). Historically, the ranch has consistently supported approximately 150 cow/calf units annually, with peaks reaching 200 units.

The ranch is fully developed for livestock production with good permanent fencing, water facilities supported by the rural water supply co-op, working corrals & handling facilities, and roadways throughout.



DESCRIPTIVE INFORMATION

LOCATION: ~ 97 miles southeast of Amarillo, in Hall County, Texas. Private airports at Clarendon, Texas (37 miles), and Childress, Texas (45 miles).

ACCESS: Access is via an unpaved roadway off FM 657 through adjacent property.

EASEMENTS: There are no known easements that affect normal operation of the Ranch.

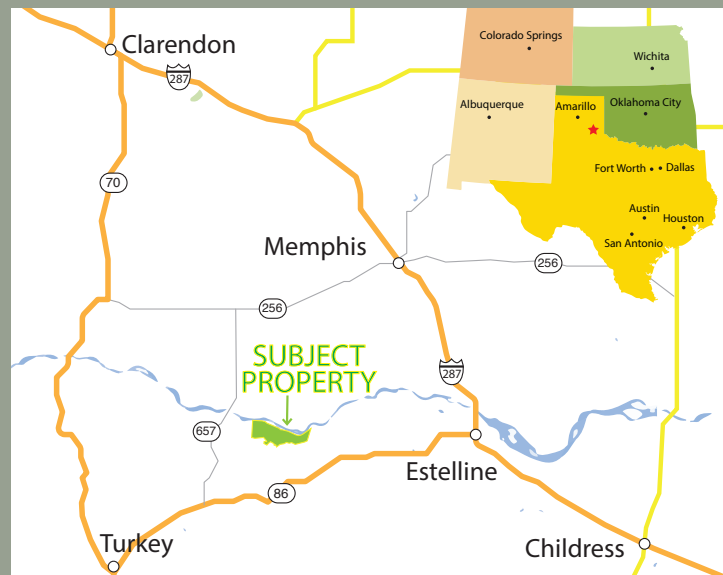
UTILITIES:

Water: Red River Water Authority.

Electricity: ~½ mile west of the Ranch. Provided by Lighthouse Electric Co-op, Floydada, TX. Local office in Memphis, TX.

Gas: Propane.

MINERAL RIGHTS: Seller will convey fifty percent (50%) of owned mineral rights [believed to be 50% of total]. All water, wind and solar rights convey.



FINANCIAL INFORMATION

SALES PRICE: \$ 3,187,500.00

TAXES (Est-2015): ~\$ 4,500.00

SELLER RESERVATIONS:

Seller reserves 50% of future royalties from oil and/or gas production.

NOTICE: Prospective purchasers are urged to conduct such independent investigations through consultation with legal counsel, accountants, investment advisors, or otherwise as necessary to evaluate and form conclusions regarding the information contained herein. While the data and descriptions have been provided by sources deemed reliable, they are subject to errors and omissions, and their accuracy is not guaranteed. Neither Legacy Ag Group, LLC nor Owner make any express or implied representation or warranty as to the correctness of such data or descriptions.

The offering is subject to prior sale, change of price, and other changes in terms or conditions. Seller, at its sole discretion and without prior notice, may withdraw this property from sale in whole or in part.



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