

# BATEMAN WICHITA RIVER RANCH

## King County, Texas

**4,643 +/- Acres**  
on the Flowing Wichita River



Long-Term Ranching Family Ownership  
Wichita River flows through the ranch for over 4.5 Miles

**OFFERED EXCLUSIVELY BY:**

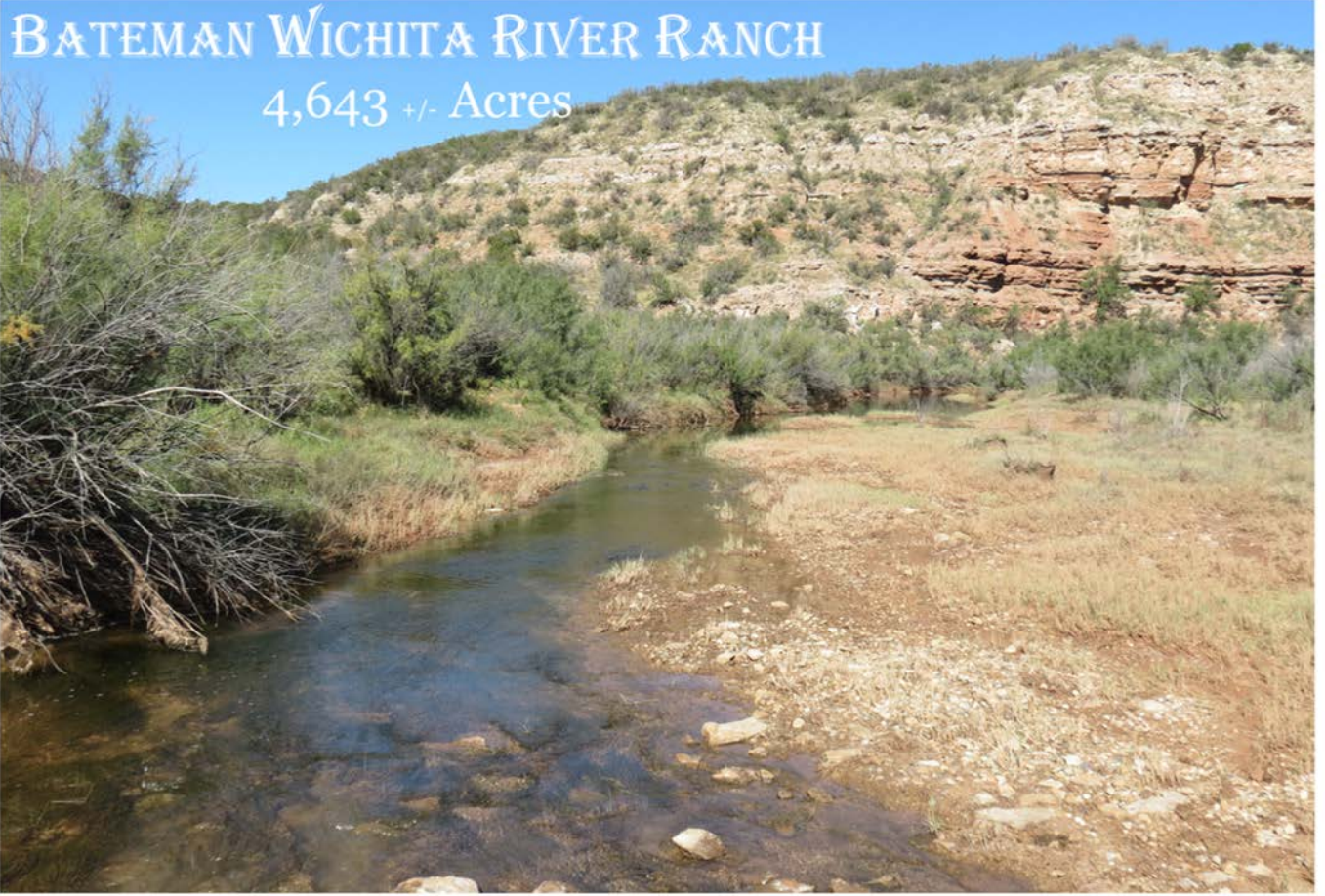
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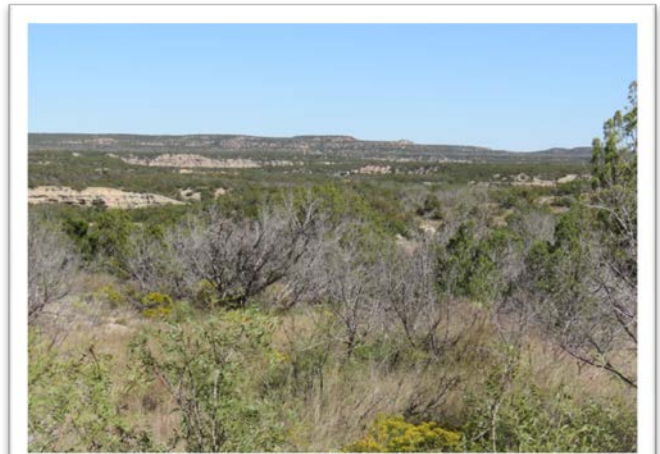
## 4,643 +/- Acres



We are proud to offer for sale an exclusive listing on a long-term ranching family ownership located in renowned King County, Texas. This area is known throughout the nation as “Big Ranch Country”, being home to the famous 6666’s and Pitchfork Ranches. This offering has been under the same family ownership for several generations, and is now being offered for sale for the first time.

This property is actually one pasture, known as the “East River Pasture” of the Bateman Ranch. As stated above, the Bateman Family has a long history in King County. Once spanning over 40,000 acres, the ranch has now mostly been sold off. The current ownership is made up of heirs to the estate, and all have moved away from the ranch.

This tract, the “East River Pasture” is the last piece of what was once a large ranching operation, consisting of hundreds of head of cattle, ranch horses, productive farmland and oil production. This tract, offering over 4.5 miles of the flowing Wichita River, may well be the best part of the entire ranch.

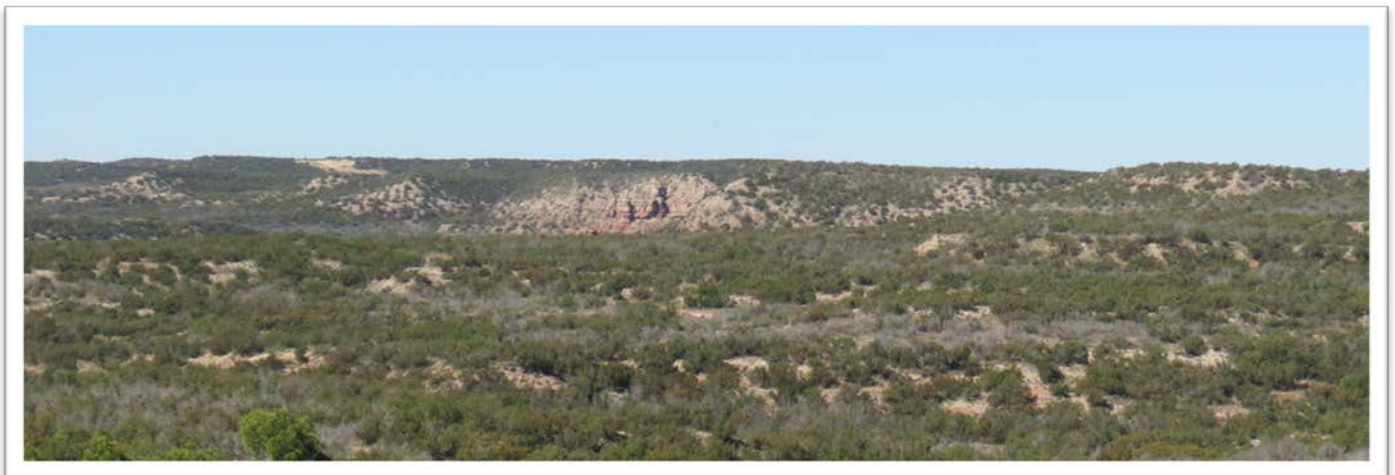






Access to the ranch is provided by county roads and a short easement road through the original Bateman Ranch headquarters. These roads are well maintained and access throughout the year is not generally an issue.

The terrain of the ranch is varied, and cover is generally dense. Cedar, mesquite and scattered hackberry trees offer protection, along with some salt cedars in the river bottoms. Elevations range from approximately 1,575' to 1,750'. Steep bluffs along the river offer spectacular views of the area and the wooded and rocky hillsides are loaded with wildlife.







Subject to Sale, Withdrawal, or Error





Fences on the property are generally in good condition, and mostly consist of five strand barbed wire. The grazing on the ranch has been leased a neighbor for over 20 years, and the property supports a good variety of native grasses. There are no signs that the ranch has been overgrazed during the drought conditions over the last few years.

Wildlife in the area consists of good populations of whitetail deer, and deer hunting in this region of the state is exceptional. Numerous record book whitetails have come out of King County and the abundance of large ownerships such as this help the populations continue to expand. You'll have a hard time finding records of most of the biggest deer taken in the region, as the larger landowners are extremely private, and most were never turned in to the Big Game Awards.

Turkey thrive along the river and quail numbers seem to be increasing in the area. Dove and duck hunting is generally very good, and feral hogs are common.







The property is considered to be well watered. Primarily, livestock and wildlife water is furnished by the river, which runs through the central portion of the ranch for over 4.5 miles. Additionally, there are several small earthen ponds and some larger dirt tanks on the property. A spring heads on the northeastern portion of the ranch and has been reported to run throughout much of the year.







The ranch has a tap on a rural waterline that runs through the western portion of the property, and this waterline currently services a drinking trough. This reliable water source is a bonus to the property, as subsurface water is extremely difficult to find in this area. This waterline carries potable water suitable for drinking and is an attractive enhancement.

Electricity is also available on the western portion of the property.



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Overall, the Bateman Wichita River Ranch is a fantastic offering. The ranch offers good livestock grazing, excellent recreation features and uninhibited views. The ranch is priced to sell at \$775 per acre. It is seldom that ranches in this area with substantial live water are offered, so if you are in the market for a quality recreation property in this area, this ranch deserves your immediate attention.

The property is offered on a surface only basis, with no minerals being offered with the sale. With that said, there is currently no production on the ranch. Property taxes are very reasonable in this area.

The acreage figure of 4,643 +/- acres was determined by computer based GIS mapping software. The actual acreage will be determined by a survey that will be provided by the seller.

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