

RED RIVER RANCH

Hall County, Texas



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Property Overview

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.

Bounded 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. They 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.



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Land / Improvements

The ranch is open land with gently sloping and rolling topography throughout. Specific information on soils and elevation contours is shown in the maps located in the Appendix.



The north, south & east boundaries are fenced with well-maintained, 4-strand barbed wire fencing. The west boundary is high-fenced. A set of steel corrals with multiple pens and a loading/unloading chute is located on the western side of the property.

Livestock water is supplied by the Red River Water Authority of Texas. The water is distributed to tanks located throughout the property through an underground piping system.

Electrical power is available approximately ½ mile from the ranch's western boundary, and can be readily extended to the property if desired. Lighthouse Electric Coop, the electrical provider, is headquartered in Floydada, Texas, with a local office in Memphis, Texas.



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Descriptive Information

Location / Access // The ranch is easily accessible from area airports. The closest commercial airport to the property is located in Amarillo, Texas (approximately 97 miles). Private airports are located in Clarendon, Texas (approximately 37 miles) and Childress, Texas (approximately 45 miles). The Childress airport features a lighted, paved 6,000-foot runway. Clarendon's airport runway is also paved and 4,500 feet in length.

Access is via an unpaved roadway off FM 657 through adjacent property. An established prescriptive easement, in use for more than forty years is documented in 2006 correspondence between the current landowners. See Location Map in the Appendix for additional location information.

Utilities // Electric power is available approximately ½ mile from the ranch's western boundary and can be readily extended to the property if desired. The electrical provider is Lighthouse Electric Co-op - headquartered in Floydada, Texas, with a local office in Memphis, Texas.

Easements // There are no known easements that affect normal operation of the property.

Financial Information

Government Programs // Government programs governing this property are administered through the USDA, FSA office located in Memphis, Texas. The property is designated as Farm No. 2417, Tract 1411. The following table provides a summary of its current USDA crop bases and related information.

Texas		U.S. Department of Agriculture		FARM: 2417			
Hall		Farm Service Agency		Prepared: 1/21/11 12:09 PM			
Report ID: FSA-156EZ		Abbreviated 156 Farm Record		Crop Year: 2011			
				Page: 3 of 3			
Tract Number: 1411		Description G8 H8		FAV/WR History			
BIA Range Unit Number:				N			
HEL Status: HEL: conservation system is being actively applied							
Wetland Status: Tract does not contain a wetland							
WL Violations: None							
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	
2526.5	116.1	116.1	0.0	0.0	0.0	0.0	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		
0.0	0.0	116.1	0.0	0.0	0.0		
Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction
UPLAND COTTON	32.9	349	349	0.0	0.0	0	0.0
Total Base Acres:	32.9						

Mineral Reservations Seller will convey fifty percent (50%) of owned mineral rights [believed to be 50% of total]. All water rights and wind rights convey.

Property Taxes // Estimated Property taxes for the Year 2014 are \$ 4,500.00.

Sale Price // Cash Sales Price (Lump Sum) - \$ 3,187,500.00

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APPENDIX

AREA DEMOGRAPHICS//A

MAPS //

 AREA ROADWAYS //B

 AERIAL MAP//.....C

 CONTOUR MAP// D

 CONTOUR MAP//E



Area Demographics //

The area surrounding the ranch is as rich in history as it is beauty. Red River Ranch is less than a half a mile away from the homestead of the late American Western swing musician, Bob Wills. Each year, thousands of fans come to Turkey, Texas, to celebrate the life and music of Bob Wills. When not visiting for the cultural aspect, visitors come to this destination for quail, deer, and turkey hunting. The rolling terrain, ground cover, and seclusion make this land the ideal setting for hunting wildlife in the area.



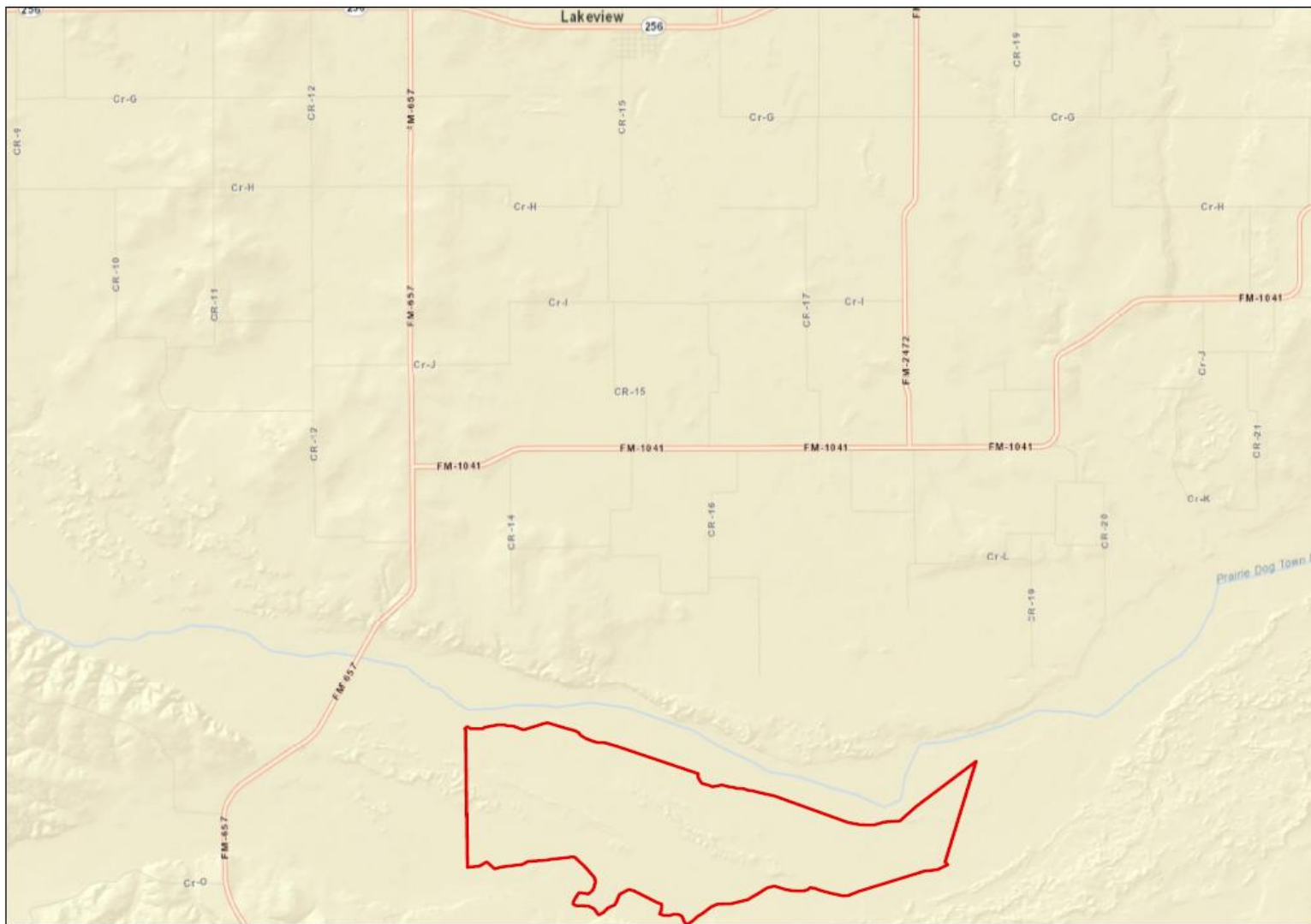
Located 37 miles northwest of Red River Ranch is the quaint town of Clarendon, Texas. Established in 1878 as a town for religion, education, and temperance, Clarendon prospered as one of the first three towns in the Texas Panhandle. Today, Clarendon remains a special community with vibrant history, unique character, and a genuine panhandle hospitality that is home to roughly 2,000 residents.

Clarendon offers several amenities that make it a convenient yet alluring destination for travelers. The town itself boasts several restaurants, a grocery store, and locally owned shops that sell everything from antiques to handmade cowboy boots. Clarendon is easily accessible, as it has a municipal airport less than five minutes away from the downtown square. Additionally, the surrounding area provides a variety of activities for visitors. Whether it's a round of golf at the Clarendon Country Club, watersports on Greenbelt Lake, or a movie at the Sandell Drive-In, Clarendon offers entertainment for all.



No matter where you go, you will be met with the smiling face of a local that will guide you on your way and tell you a story if you have the time to listen. The wide open spaces, technicolor sunsets, and friendly residents make Clarendon the ideal location to spend the day.

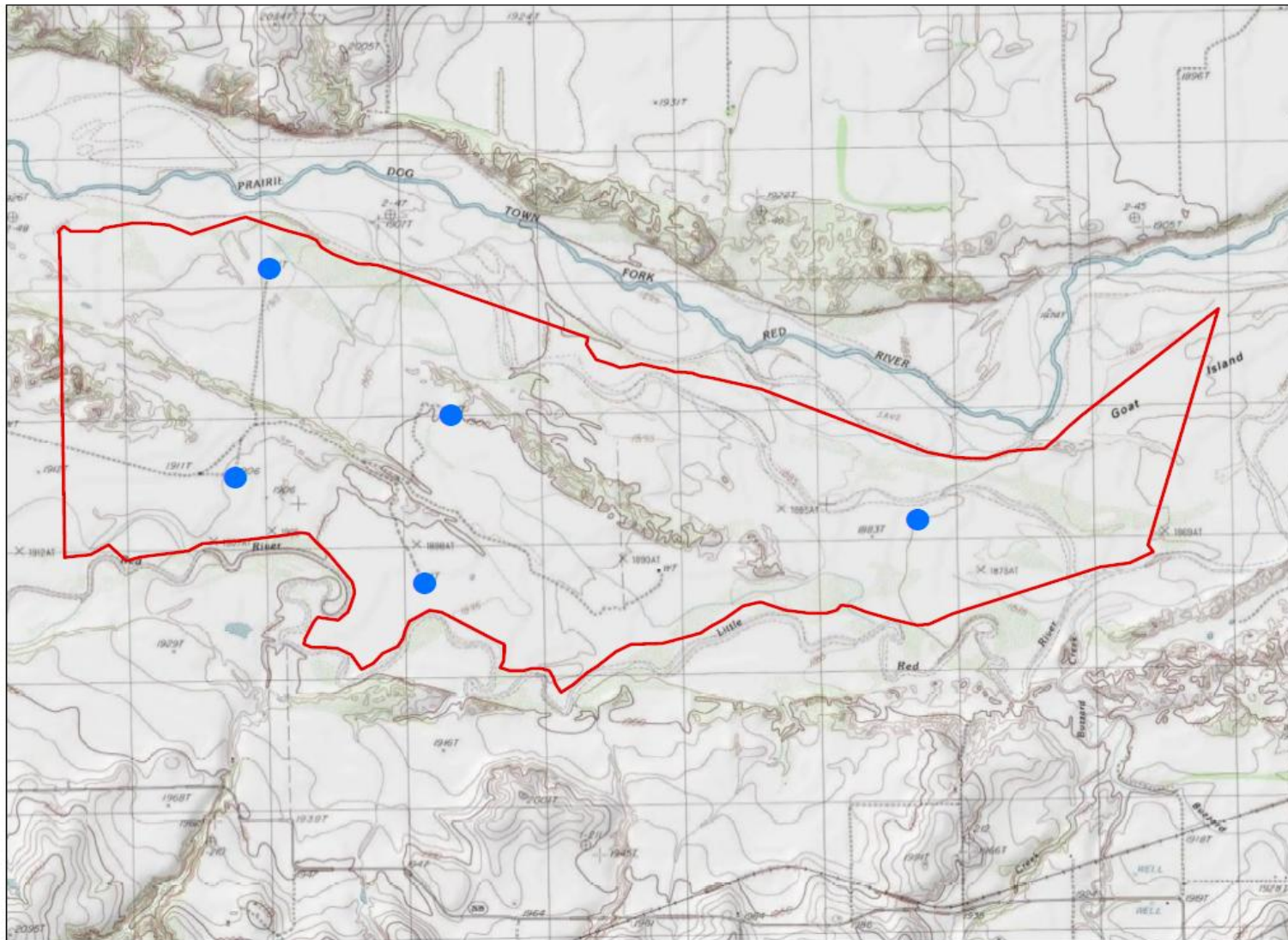
Area Roadways //



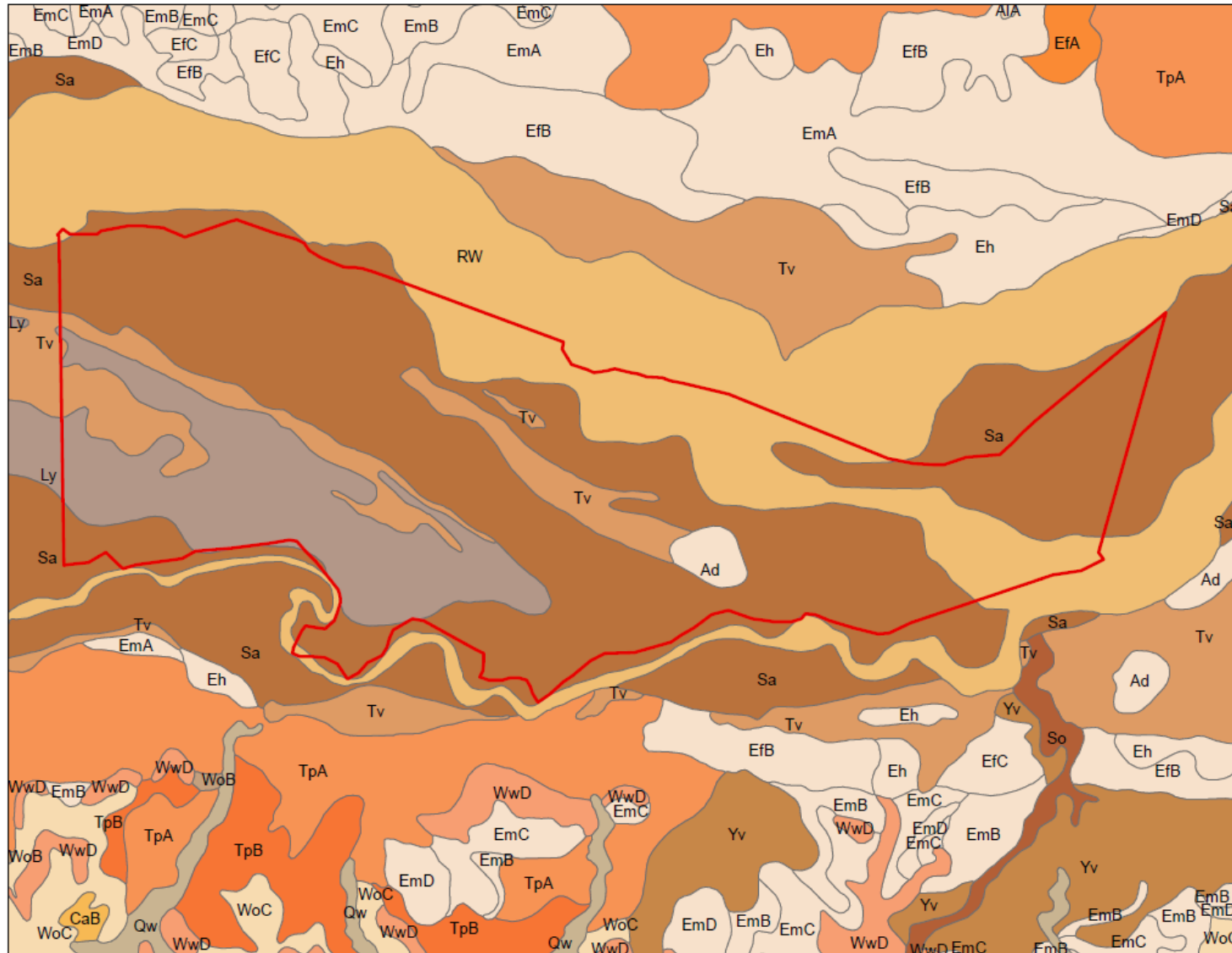
Aerial Map //



Contour Map //



Soils Map //



Hall County, TX Soil		
AbA	Abilene clay loam	0 to 1 percent slopes
AbB	Abilene clay loam	1 to 3 percent slopes
Ad	Active dunes	
AlA	Altus fine sandy loam	0 to 1 percent slopes
ArB	Acme and Cottonwood soils	0 to 3 percent slopes
Bf	Delwin fine sand	
Br	Heatly fine sand	
CaB	Carey loam	1 to 3 percent slopes
CaC	Carey loam	3 to 5 percent slopes
EfA	Hardeman fine sandy loam	0 to 1 percent slopes
EfB	Hardeman fine sandy loam	1 to 3 percent slopes
EfC	Hardeman sandy loam	3 to 5 percent slopes
Eh	Hardeman soils, wind-hummocky	
EmA	Enterprise very fine sandy loam	0 to 1 percent slopes
EmB	Enterprise very fine sandy loam	1 to 3 percent slopes
EmC	Enterprise very fine sandy loam	3 to 5 percent slopes
EmD	Enterprise very fine sandy loam	5 to 12 percent slopes
Gr	Polar very gravelly sandy loam	3 to 25 percent slopes
Gt	Guadalupe and Texroy soils	
LaD	Latom stony loam	3 to 12 percent slopes
Ld	Spur loam	0 to 1 percent slopes
Ly	Lincoln and Yahola soils	
MaB	Veal fine sandy loam	0 to 3 percent slopes
MaC	Veal fine sandy loam	3 to 5 percent slopes
MaD	Veal fine sandy loam	5 to 12 percent slopes
MfA	Miles fine sandy loam	0 to 1 percent slopes
MfB	Miles fine sandy loam	1 to 3 percent slopes
MfC	Miles fine sandy loam	3 to 5 percent slopes
MfD	Miles fine sandy loam	5 to 8 percent slopes
MmB	Miles loamy fine sand	0 to 3 percent slopes
MmC	Miles loamy fine sand	3 to 5 percent slopes
Nb	Nobscot fine sand	
OtA	Sagerton loam	0 to 1 percent slopes
OtB	Sagerton loam	1 to 3 percent slopes
Qw	Quinlan-Woodward complex	
Rb	Rough broken land	
Sa	Lincoln loamy fine sand	0 to 2 percent slopes
Sb	Springer loamy fine sand, hummocky	
Sf	Springer loamy fine sand, undulating	
Sf3	Springer soils, severely eroded	
Sm	Spur loam	
So	Spur and Yahola soils	
SpA	St. Paul silt loam	0 to 1 percent slopes
SpB	St. Paul silt loam	1 to 2 percent slopes
TpA	Texroy loam	0 to 1 percent slopes
TpB	Texroy loam	1 to 3 percent slopes
Ts	Texroy loam, somewhat poorly drained	
Tv	Tivoli fine sand	
WeB	Weymouth loam	1 to 3 percent slopes
WeC	Weymouth loam	3 to 5 percent slopes
WoB	Woodward loam	1 to 3 percent slopes
WoC	Woodward loam	3 to 5 percent slopes
WwD	Woodward-Quinlan loam	5 to 12 percent slopes
Yf	Yahola fine sandy loam	
Yv	Yomont very fine sandy loam	
DAM	Dams	
RW	Riverwash	
W	Water	