

The BURNETT Ranch

7,854 +/- ACRES

KNOX COUNTY, TEXAS



This broad northwest Texas ranch is both scenic and functional. Excellent for a cattle operation or trophy hunting ranch, this diverse property offers endless possibilities.



It is surrounded by **large neighbors on all sides**, such as the historic 550,000 acre W. T. Waggoner Estate Ranch, yet has good access off of **Highway 114/82** in Knox County.



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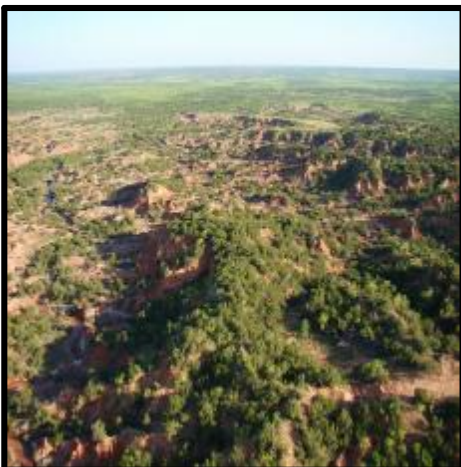
Beautiful plateaus and bluffs in the distance pull your eyes onward as you take in all that this amazing ranch has to offer.

The terrain varies from flat pastures and fields on the south side to a brushy, rolling landscape in the middle and north sections.

A long, 100' steep ridge divides the north and south sections, as the ranch drops down into the Wichita River valley.



This ridge provides a vantage point to see almost the entire ranch, with views stretching out for miles and miles across the valley to the north, east, and west. On top of this ridge are several ideal locations for building a lodge or ranch house and electricity and rural water are accessible.



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FARMING

Approximately **350 acres** on the south side is in cultivation and has been used to grow wheat and sudan in the past, primarily for hay and rotational grazing for cattle.

In the bottom pasture, just north along the river where the ground is very fertile, two small pastures have been cleared and sewn in winter wheat.

These two fields, 45 acres and 10 acres in size, are prime locations for developing wildlife food plots, as they are right on the river and surrounded by dense brush.



RANCHING

For running cattle, the owner has divided the balance of the ranch into several grazing pastures and new cross fencing is in place. A few of the older pastures were combined to create one large pasture in the middle of the ranch. The current owner has been using the bottom pastures to support a **250 cow/calf herd**, and the wheat fields along the highway to run **stockers** in the winter months.



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HUNTING



Wildlife on the ranch includes dense populations of **whitetail deer**, **feral hog**, **javelina**, and **Rio Grande turkey**. Mule deer are scarce in this county, but have been seen along the Wichita River valley from time to time.

The ranch roads act as scendaros through the dense river bottom and allow for *rifle hunting* even in the thickest parts of the ranch, while tall wooded areas provide *bow hunting* opportunities.

Bobwhite quail, **mourning dove**, and **seasonal waterfowl** will also be found on the ranch, as will **various pretators**, such as **bobcat** and **coyote**.



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RIVER FRONTAGE



The heart of the Burnett is transversed by the **South Fork of the Wichita River** from west to east, providing over **seven miles of frontage on both sides.**



The Wichita River is classified as "non-navigatable" by the state of Texas, so, unlike many rivers in the state, the public has no access to it.

This adds to the privacy of the ranch and will also allow you to manage your deer herds with no disturbance.



The South Fork joins the North Fork just a few miles after it leaves the ranch, to form the main stream of the Wichita River as it enters the Waggoner Ranch.



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SURFACE WATER

In addition to the Wichita, the ranch has **16 ponds and water tanks**, each placed along natural drainages, draws, and creek washes, to ensure they collect and hold water year around.



Four main ravine drainages and multiple creek washes keep rainfall moving through the ranch down to the river.

Highway 114, which follows the south border of the ranch, has a rural water line running down it, which can be tapped on to, if desired. There are four water wells in place too.



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TREES/VEGETATION

The Wichita River has a sandy bed, as does the bottom pasture surrounding it.

This allows for a variety of sub-irrigated grasses and forbs, such as bermuda, gramma, and rye, beneficial to both native wildlife and commercial livestock.



The river bottom also has some nice hardwood hammocks and roosting trees, such as mature hackberry and soapberry groves.



Honey mesquite and juniper cedar round out the rest of the ranch, with the cedars being prominent over the hills and breaks.

Wild plums and prickly pear add to the vegetation and character of the native landscape.

In the Spring and Fall months, the pastures fill with a palette of colorful wildflowers.



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THE DEER CAMP



A deer camp, capable of fitting up to ten trailers, is set up in the middle of the ranch.

Electricity is available here, and there is a covered pavilion with a concrete floor and porch as well, perfect for a group cookout after the evening hunt. The current tenants have DISH satellite receivers in place.



The deer camp is close to the two large water tanks and the Wichita River, for quick access.

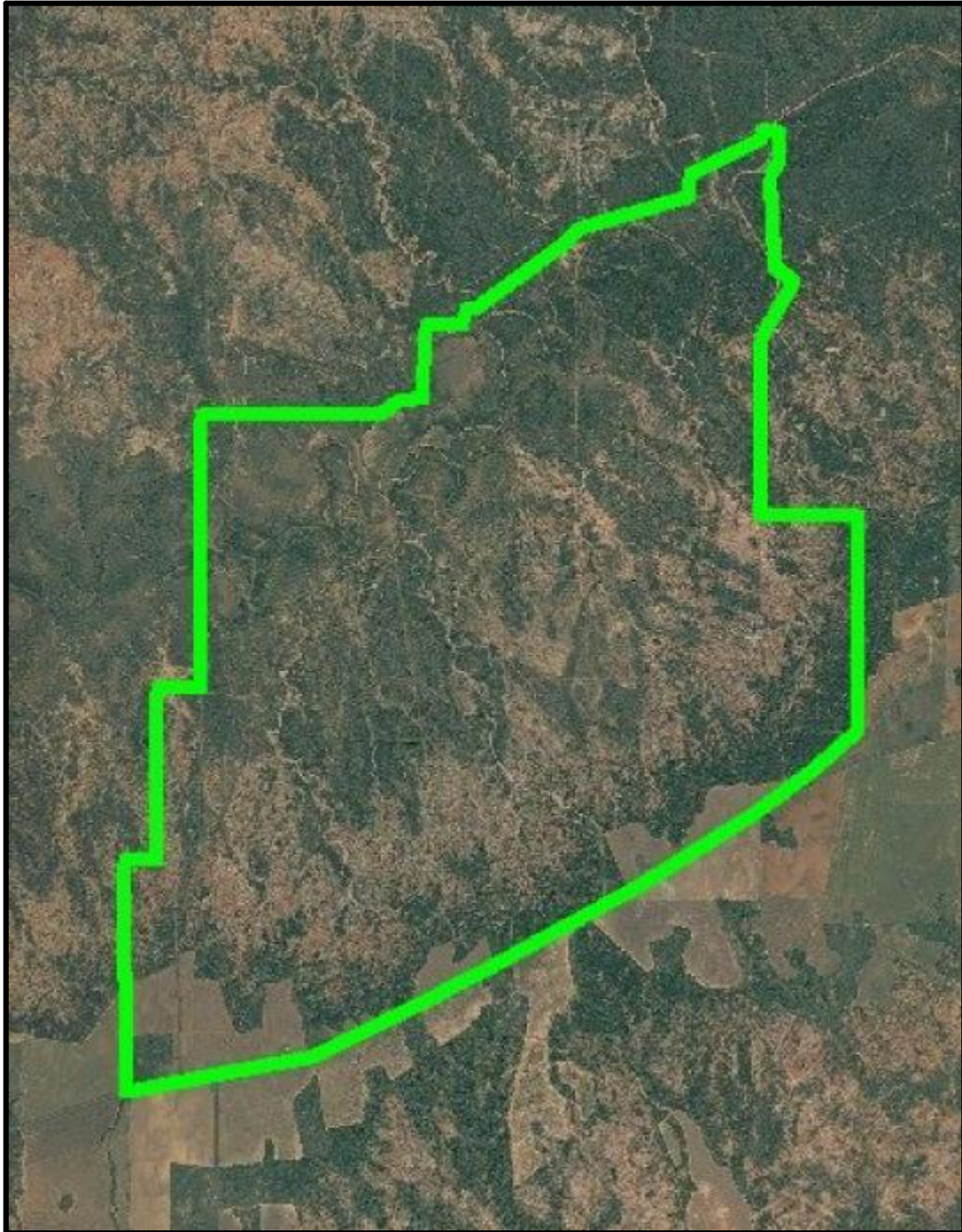


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AERIAL MAP



**Borders as drawn are approximate and must be verified by the buyer and/or appropriate professionals.*

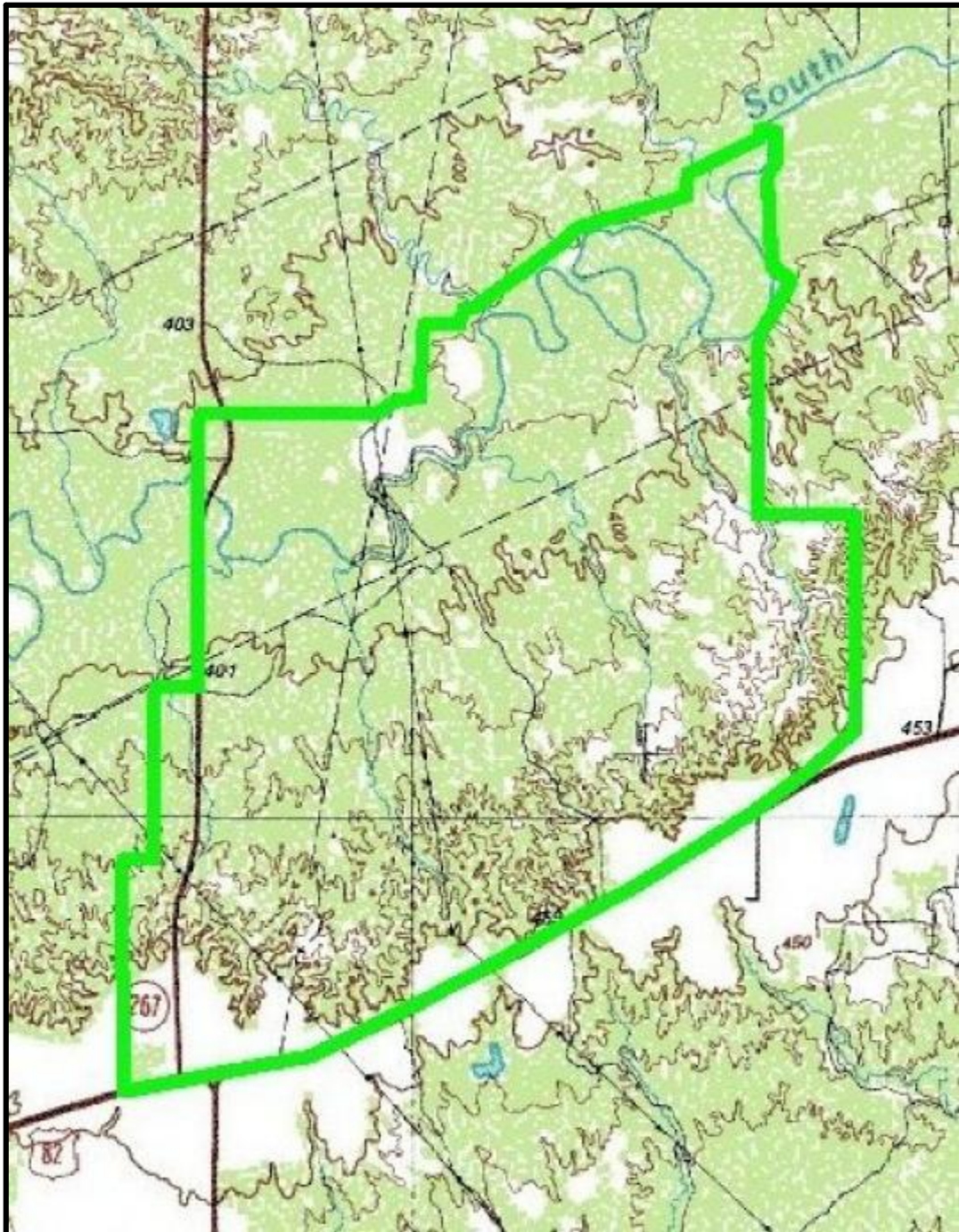


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TOPO MAP



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LOCATION MAP



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ASKING PRICE: \$1000/acre,

or \$7,854,000



The Burnett offers the chance to own a scenic, working cattle ranch, with trophy game hunting, privacy, and West Texas charm - a large slice of Texas history. Call to arrange a time for your private tour of this ranch.

LAND AGENT: Ben Belew, (940) 357-9940

