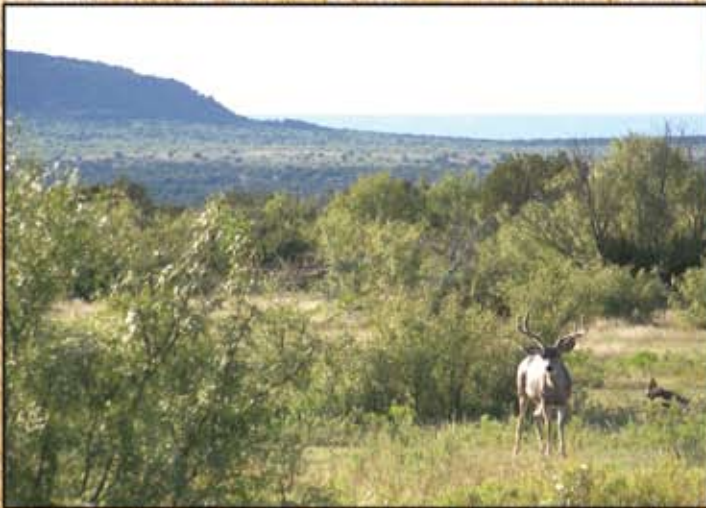


# CAMPBELL RANCH

Briscoe County, Texas

5,931 Acres, more or less



OFFERED EXCLUSIVELY BY:

*Chas. S. Middleton and Son*

1507 13th Street

Lubbock, Texas 79401

Phone (806) 763-5331 Fax (806) 763-1340

Web - [www.chassmiddleton.com](http://www.chassmiddleton.com)

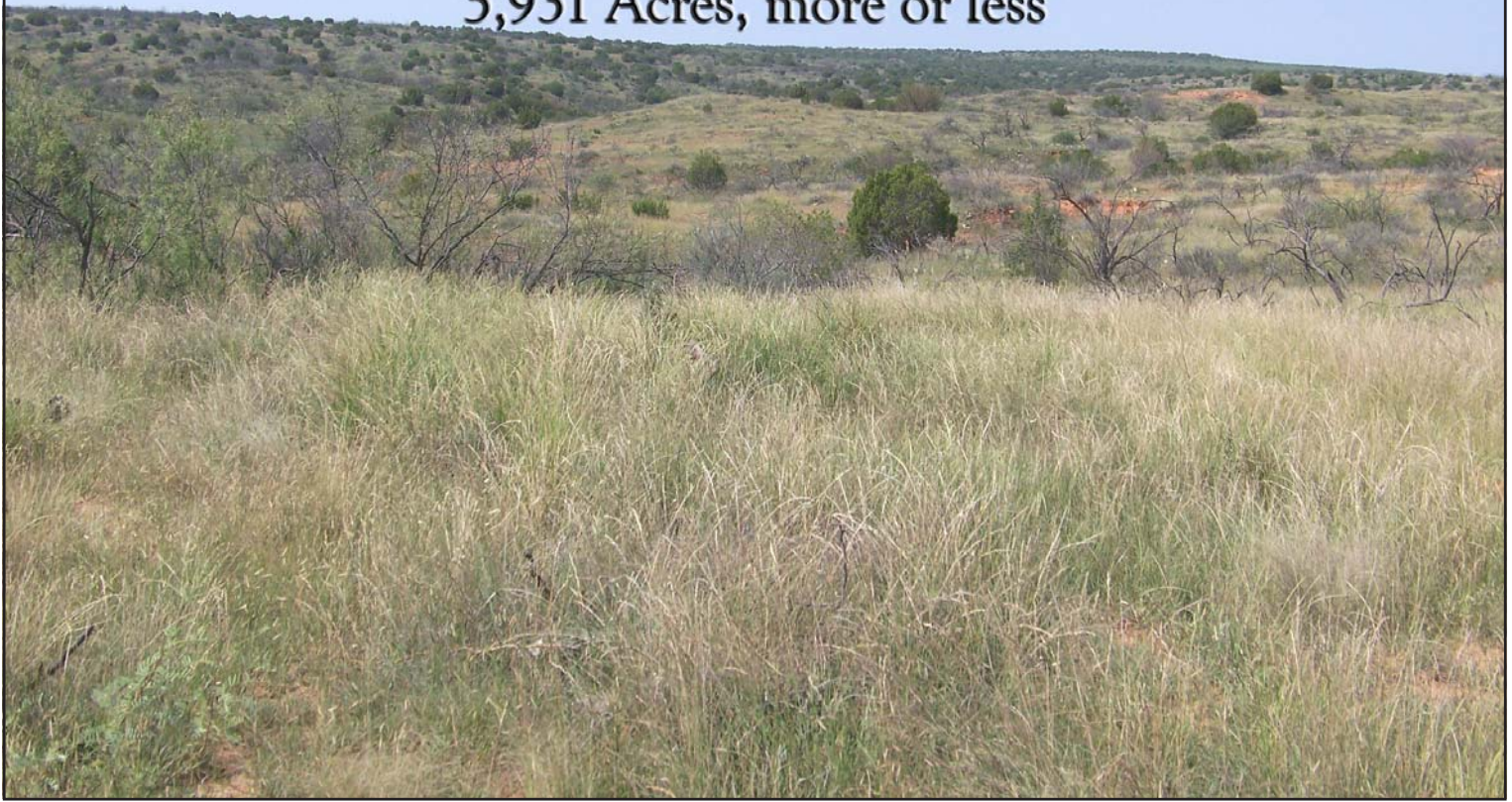
E-Mail - [sam\\_middleton@chassmiddleton.com](mailto:sam_middleton@chassmiddleton.com)



# CAMPBELL RANCH

Briscoe County, Texas

5,931 Acres, more or less



We are proud to offer for sale the beautiful and productive Campbell Ranch. The ranch was once a portion of the historic JA Ranch and the property has been under the current family ownership/management for nearly forty years. This is the first time the ranch has been offered for sale by the present long-term owner.

The ranch is located in the colorful Palo Duro Canyon area of the Texas Panhandle, northeast of Silverton. The location of the property is fairly remote, and access is provided by a short deeded easement off of a graded county road. There are no access easements through the ranch for adjoining landowners and no public roads through any portion of the property. There is one gate into the property, and this gate can be locked, if desired, making this a true “end of the road ranch”, offering total seclusion and privacy for the owner.



Subject to sale, withdrawal, or error.





Topography is diverse, with the scenic Palo Duro Canyon having much influence on the terrain. The ranch is located just north of the Prairie Dog Town Fork of the Red River, and elevations range from approximately 2,350 feet in the elevated upland country, descending to around 2,150 feet in the creek bottoms and near the river bottom. There are several canyons and ravines on the ranch, and beautiful, spring-fed Hackberry Creek runs through the property draining to the river.



The ranch has generally been operated as a cow/calf operation, and traditionally the property has been very conservatively stocked. Native grasses are in excellent condition over much of the property, and there is no sign that the ranch has ever been overgrazed. The ranch is fenced and cross fenced into approximately 8 pastures and three traps.

Due to the remote nature of the ranch, cattle are generally moved to the northern end of the property and shipped by gooseneck trailer, or at times, from a neighbor's shipping pens.







The brush canopy on the ranch is considered to be ideal for a combination cattle/recreation ranching operation. The ranch supports a variety of cover with mesquite generally located in the bottoms and gently sloping portions of the property. Cedar is common on the steeper side slopes, ridges and more broken portions of the property. There are also many hackberry trees, with cottonwoods and willows common in the draws and bottoms. There has been some selective spraying done in areas of thick mesquite, however, there has been no brush removal performed through the bottoms and side-slopes on the property. This has created a very desirable habitat for wildlife on the ranch, and the tree density is considered to be ideal for both the sportsman and the cattle rancher.







The ranch is very well watered by windmills, solar wells, electric water wells, earthen ponds and several large holes of water in Hackberry Creek and it's tributaries. The availability of livestock/wildlife water has been greatly enhanced in recent years with the addition of a large 18,000 gallon water storage that is used to supply water troughs along several miles of buried waterline. Underground water is in the range of 60'-160'. Well water on the property has a fairly high mineral content, but is very suitable for livestock and wildlife.







The ranch is improved by a rustic two bedroom house. This home was originally used as a remote camp for the JA Ranch. The home has been updated over the years and is in good condition. It features hardwood flooring, metal roof and a nice porch area. This home is perfect for a weekend retreat or hunting cabin. Electricity is available to this portion of the property, as well as on the northern end of the ranch. Other improvements include outbuildings and working pens.



Subject to sale, withdrawal, or error.





The ranch is located in an extremely wildlife rich part of Texas. The scenic Palo Duro Canyon is well known for tremendous mule deer and whitetail deer hunting. Briscoe County has seasons for both species, and both species are on the ranch. Turkey are also common, roosting in the large trees along the creeks and throughout the many bottoms located on the property. Aoudad have also been spotted at times on the ranch. Much of the upland country is desirable quail habitat, and recent brush work has created very huntable country. Another benefit is that the ranch is surrounded by several other large ownerships.



The Campbell Ranch is realistically priced at \$650.00 per acre. The seller is of the opinion that 25% of the minerals are owned, and the ranch is priced with 50% of all owned mineral interest being conveyed at closing. There is currently no oil/gas production on the ranch, or in the general area. The Campbell Ranch offers an opportunity to own a well managed, scenic cattle/hunting ranch at a very realistic price. This is a quality offering ready to operate and enjoy.

OFFERED EXCLUSIVELY BY



Subject to sale, withdrawal, or error.