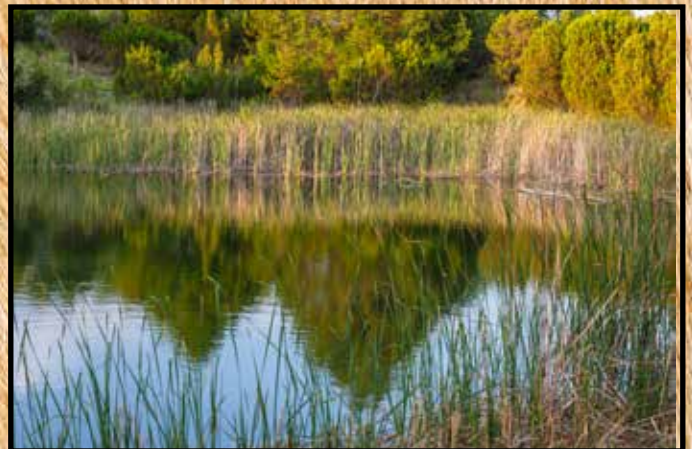


Wild Card Ranch

Donley County, Texas

5,795.8 ± Acres

Live water, scenery and recreational amenities



OFFERED EXCLUSIVELY BY:

Chas. S. Middleton and Son LLC

1507 13th Street

Lubbock, Texas 79401

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Wild Card Ranch

Donley County, Texas



We are honored to have obtained an exclusive listing on the Wild Card Ranch, which is located in the Texas Panhandle near Clarendon, Texas, the county seat of Donley County. The Wild Card is extremely well located, being less than an hour's drive from Amarillo. The property is accessed by paved highway and county road frontage. The property is positioned along the northern edge of the Palo Duro Canyon, which is the second largest canyon system in the United States.



Subject to sale, withdrawal, or error

Currently, the Wild Card Ranch is operated as a commercial cattle ranch, but the property has the added bonus of scenic canyon views, live creek water along McCullum Creek and outstanding hunting and recreational features. The centerpiece of the ranch is McCullum Creek, which traverses the property from north to south, creating over 6 miles of desirable creek bottom country to explore and enjoy.



Subject to sale, withdrawal, or error



Elevations on the property range from approximately 2,950 feet along the northern edge of the ranch to about 2,600 feet in the creek bottom area on the southern portion of the Wild Card, as the property continues to drain into the heart of the rugged Palo Duro Canyon. Elevated bluffs and ridges overlooking the McCullum Creek bottom offer panoramic views of the red clay escarpments and canyon areas found throughout the property. The ranch supports a desirable mixture of native grasses and wildlife forage, with scattered to sometimes dense canopies of juniper and mesquite, along with wild plum thickets, cottonwoods and hackberry trees scattered throughout the creek bottom areas. Portions of the ranch have been cleared of brush, with the owner reporting that in excess of \$100,000 in brush work has been completed on the ranch in recent years. Historically, the property has been operated as a cow/calf ranching unit, typically stocked with 150 – 175 cows.





The Wild Card Ranch is considered to be very well watered by seven operating windmills and one electric submersible well, which is located near the north pens. Water quality is reported to be good. A spring fed pond, stocked with bass and bluegill, is located near McCullum Creek and another dirt tank is found on the eastern portion of the property. Live water, springs and seep ponds are scattered throughout McCullum Creek.

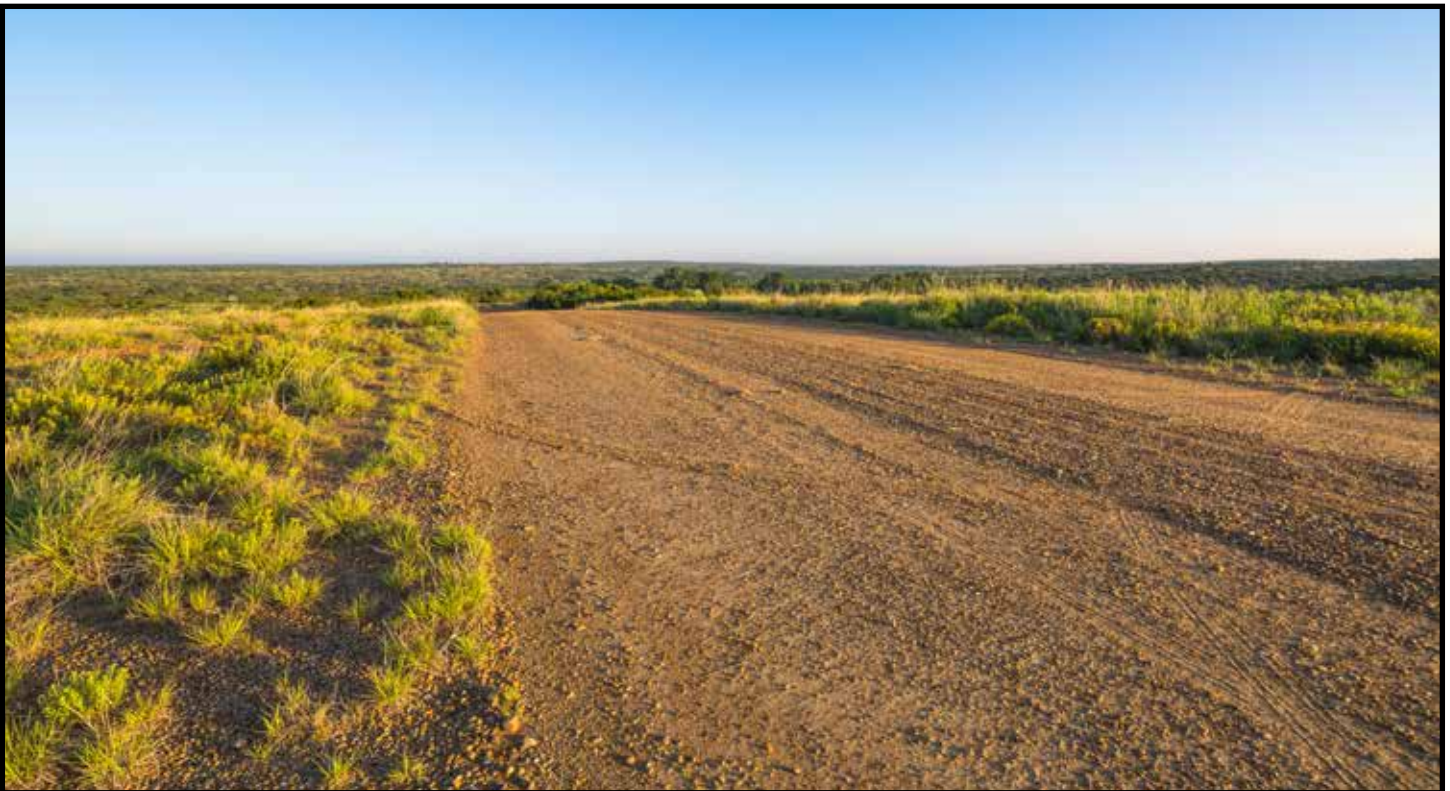


The ranch is fenced and crossfenced into four major pastures and six smaller holding/shipping traps. There are two sets of very well constructed pipe pens on the property, along with several barns and sheds. Single phase electricity serves the central pens and barns. All of the fencing, gates and pens are of superior quality and built to last.

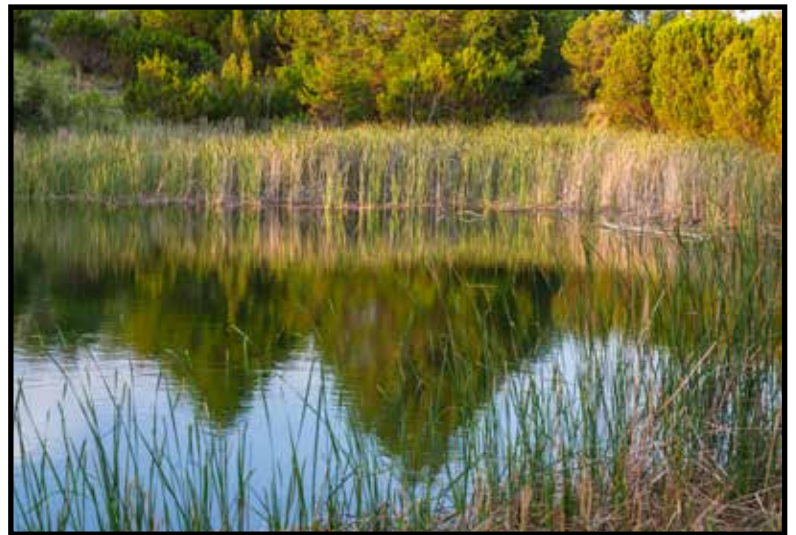




The ranch road network accesses most areas of the property and the interior gravel roads are well maintained. In past years areas of gravel were extracted from portions of the gravelly elevated upland country. This gravel is an onsite source of desirable road material for the ranch, or for commercial use. After extraction, the upland areas were reclaimed and reseeded back to a native grass mix.



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Turkey, quail and dove flourish on the Wild Card and the property supports a 50/50 mix of mule deer and whitetail. Large trees provide the fisherman with the perfect shady overhang surrounding the spring fed pond.

The Wild Card Ranch is located in an area where properties of this size and quality are seldom offered for sale. The ranch has a great location, varied topography, desirable access, outstanding views and is ready to operate and enjoy. There is no public access through the ranch, so the owner can lock the gate to insure privacy. The property taxes are approximately \$5,500 per year and the ranch is offered with one-half of the seller's mineral rights, as well as all water rights and wind generation rights. Deer feeders and deer blinds will remain with the property. This outstanding offering is realistically priced at \$1,295 per acre. If you have been searching for a very well maintained Texas Panhandle ranch with the added benefit of recreation and abundant scenery, please consider the Wild Card Ranch, as you will not be disappointed.



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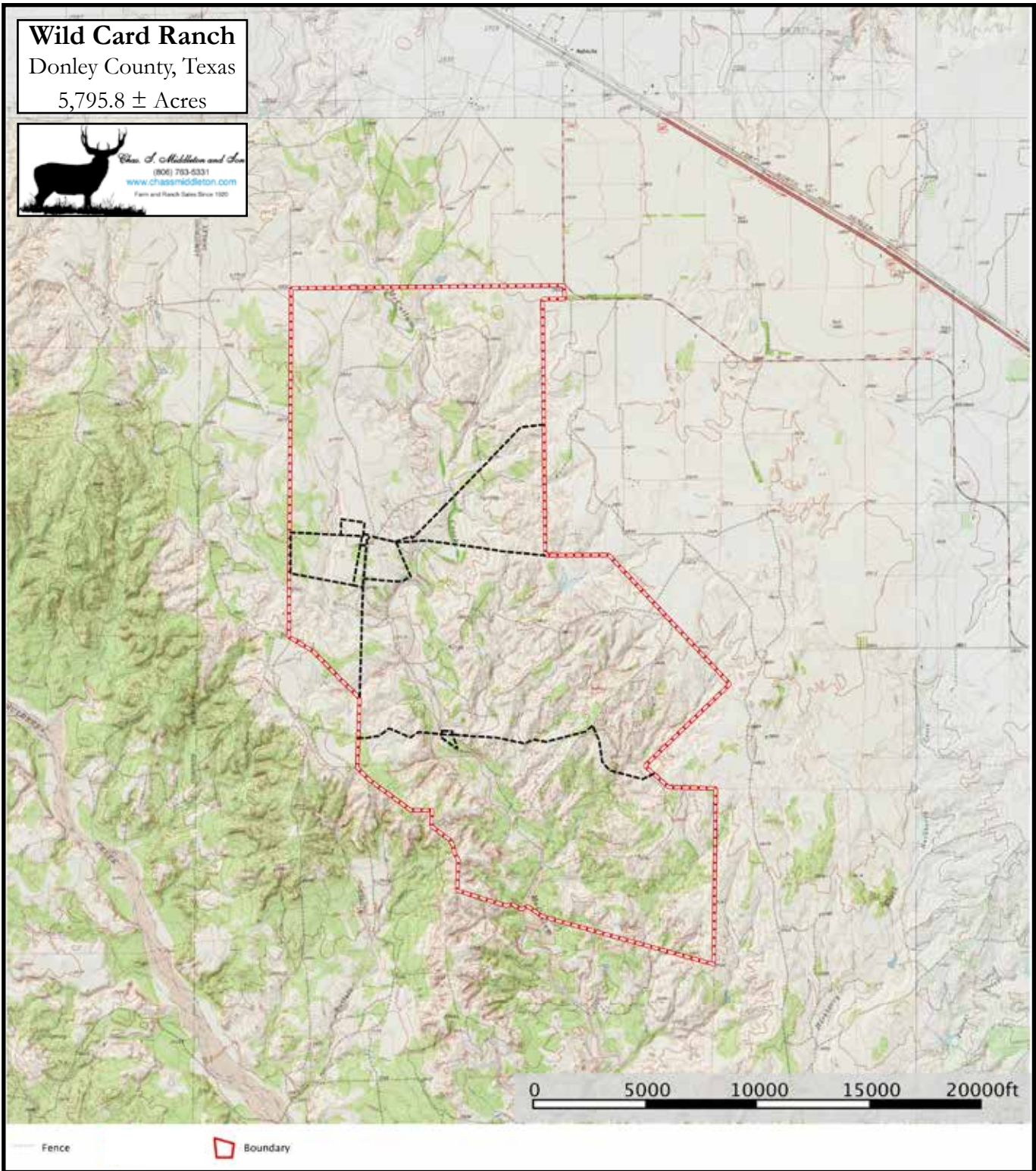
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Donley County, Texas
5,795.8 ± Acres



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