



**Buford Resources  
Real Estate  
& Auction**

# EXECUTIVE SUMMARY

**2,900 +/- ACRE RANCH**

**CLAY COUNTY, TEXAS**

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Buford Resources, Inc., Broker • [BufordResources.com](http://BufordResources.com)

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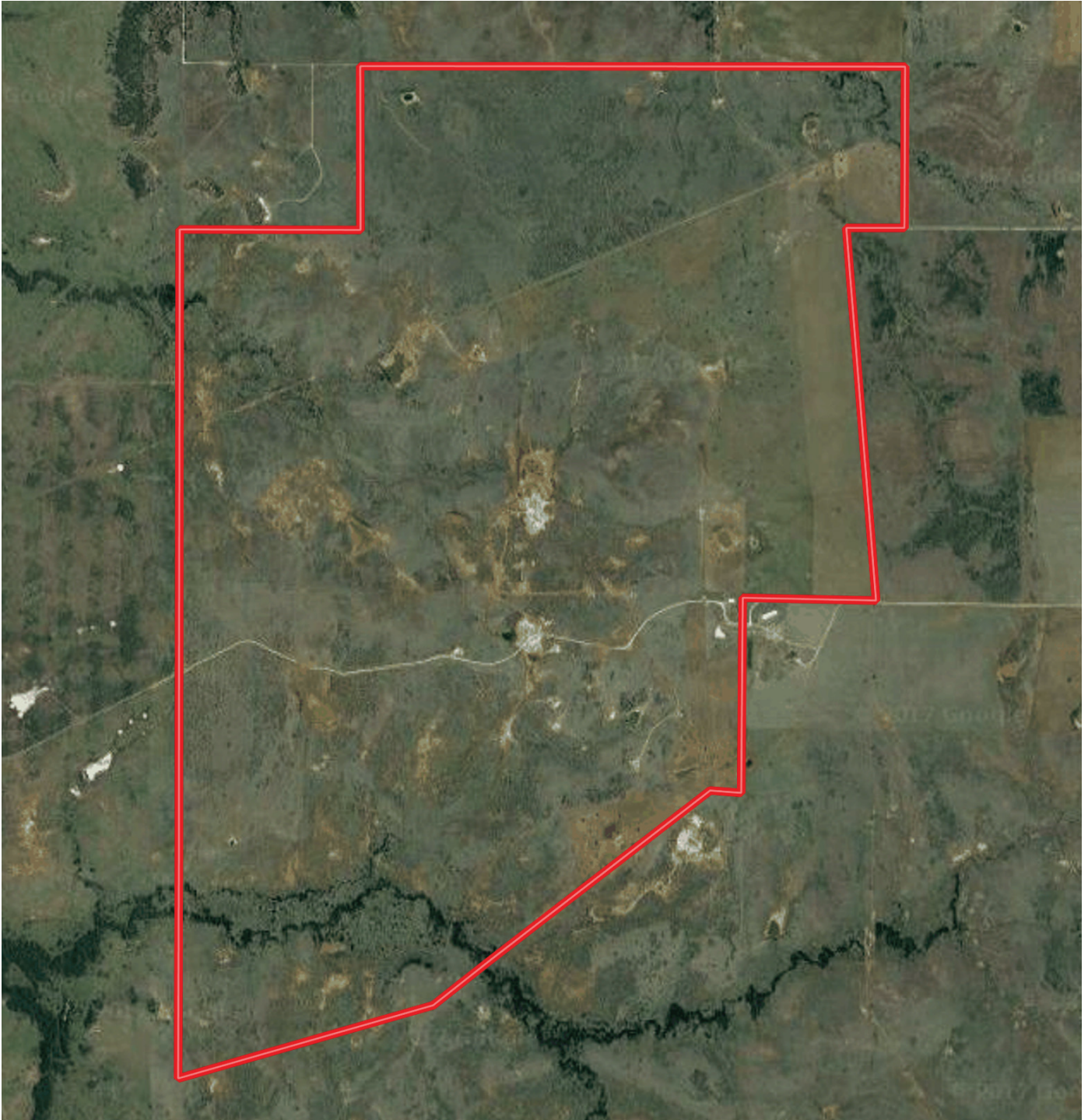
# // PROPERTY INFORMATION

## 2,900 +/- ACRE COMBINATION RANCH

- 2,900 +/- Acres
- Clay County, Texas
- Price: \$2,300/ AC
- 1 1/2 Hrs from DFW Airport
- Only 15+/- Miles from Bowie, Texas and 63+/- Miles from Wichita Falls, Texas
- Approximately 500 Acres of Cleared and Improved Pasture
- B-Dahl Bluestem, Sprangletop, and Tifton Bermuda balance native grass with adequate Mesquite cover offering tremendous wildlife habitat
- Currently Stocked with Approximately 300 Animal Units
- Well watered with a 30+/- acre lake and more than 10 small lakes
- New 6-Wire Fencing and Cross-Fencing
- Creek runs through a good portion of the ranch with hardwood timber hosting wildlife
- 2 Water Wells
- Complete cattle working facilities: Fully enclosed working area with tub alley, hydraulic chute, additional alley with AI box, scales, numerous holding pens and traps, and semi load out chute
- The climate in Clay County is subtropical. The county receives sixty percent of it's rainfall between the months of April and September. Total average precipitation for the county is 30 inches annually. The average first frost in the fall nears November 9th and the average last freeze comes near March 28th in the spring.
- There are three main soil types that make up much of the ranch. Renfrow Loam is a deep, gently sloping soil with moderate runoff and high water capacity. It is suitable for crops, but is best used as native rangeland. The Stoneburg-Anocon association is a group of soils in the smooth upland areas. These soils are well drained with medium runoff and can be cultivated, but are best suited for rangeland and grazing uses. The wildlife potential is high for this soil group. Vernon Clay is a moderately deep, gently sloping, well-drained soil in which runoff is rapid and permeability is slow.

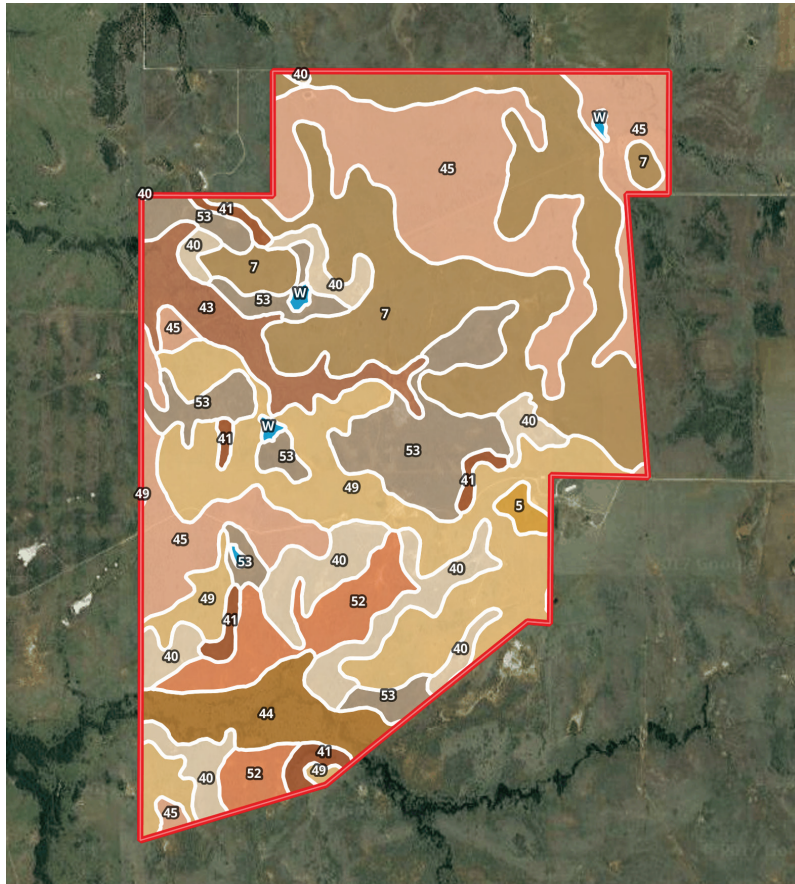
**Additional Information & Property Video Can Be Provided Upon Request**

# // PROPERTY AERIAL





# // PROPERTY SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7	Bonti fine sandy loam, 1 to 5 percent slopes	696.5	23.79	3e
W	Water	12.8	0.44	-
40	Nebgen-Grandfield-Weswind association, sloping	274.2	9.36	4e
5	Bastrop fine sandy loam, 5 to 8 percent slopes	16.1	0.55	4e
41	Nebgen-Knoco complex, 3 to 25 percent slopes	59.5	2.03	7s
53	Vernon clay, 1 to 5 percent slopes	316.8	10.82	4e
45	Renfrow-Kirkland-Anocon association, nearly level	622.0	21.24	-
52	Treadway clay, 0 to 2 percent slopes	159.1	5.43	6s
49	Stoneburg-Bluegrove association, gently sloping	517.1	17.66	3e
44	Port soils, frequently flooded	128.6	4.39	-
43	Port clay loam, occasionally flooded	125.6	4.29	-
TOTALS		2928.2	100%	2.54

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability  
Class(non-irrigated)



Land, Capability Class(non-irrigated)	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion  
(s) soil limitations within the rooting zone (w) excess of water



# // PROPERTY TOPOGRAPHY MAP

