



**Buford Resources
Real Estate
& Auction**

EXECUTIVE SUMMARY

5,478+/- ACRE RANCH

MONTAGUE COUNTY, TEXAS

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Buford Resources, Inc., Broker • BufordResources.com

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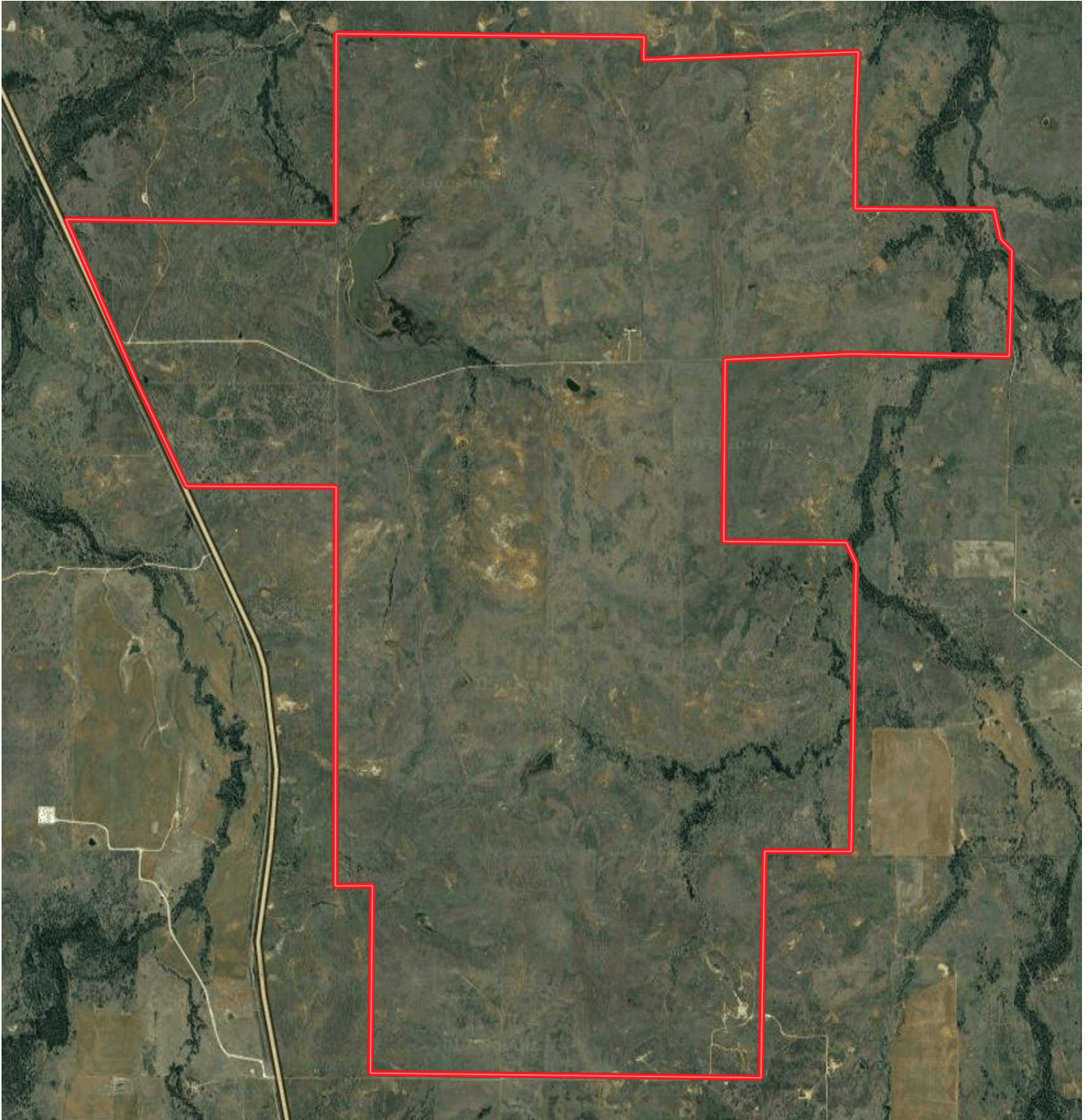
// PROPERTY INFORMATION

5,478+/- ACRE COMBINATION RANCH

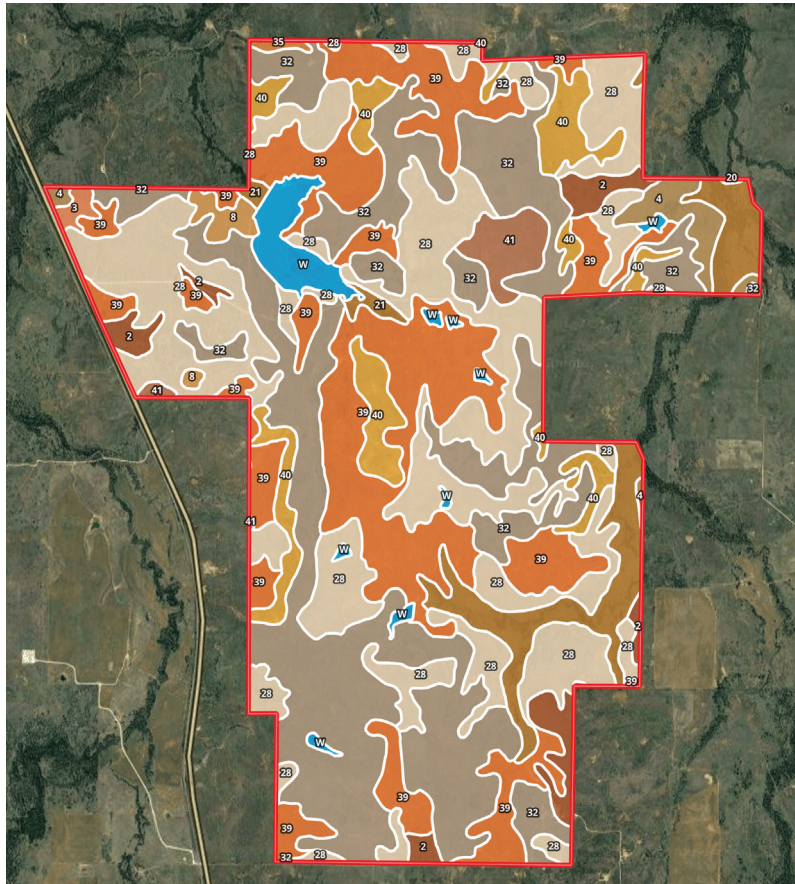
- 5,478+/- Acres
- Price: \$2,500/ AC
- Montague County, Texas
- 1 1/2 Hrs from DFW Airport
- 6,000+/- Two-Story SqFt Lodge - 4 Private Bedrooms with Baths, Bunk Room with space for 12 Bunk Beds, Dry Sauna, Showers, Commercial Kitchen, 2 Refrigerators, Ice Maker, 2 Dish Washers, Wash Room with a Bathroom, Entertainment Room, and Fireplace.
- 3 Bed/ 2 Bath Ranch Manager House - Recently Updated with \$20,000.00 Worth of Improvements
- 27 Above Ground Pipeline Fed Stock Tanks
- 2 Water Wells 500' Deep with 26 GPM Each and Large Storage Tanks
- Estimated 69,000 ft of High Density Water Lines that Provide Water to Various Locations on the Ranch
- 13 Ponds
- 100+/- Surface Acre Lake that has produced 13lb 12oz Bass
- Great topography for wildlife (deer, turkey, quail, hogs). This property has not been commercially hunted and very limited hunting has been done by family members.
- The ranch is divided into approximately 60+ pastures. Management is focused on an intensive rotation basis that has improved the grasses and stocking rate over the years
- Currently Stocked with Approximately 800 Animal Units
- Excellent set of cattle working facilities - they are pipe and cable and have feed bunks along one side of the pens, include a Bud Box, a hydraulic cattle chute, truck load out, and scales.
- Lighted Skeet Range with 8 Stations
- Quail Pen with a Heated Room and Runs
- Dog Kennel with 12 Runs and a Bathroom Facility
- Grass Landing Strip
- Historic Indian Bath Tubs
- The climate is subtropical. The county experiences on average 32 inches of rain per year the majority coming from the months of April through October. The average last freeze date in the spring is March 27th and the average first freeze comes on November 11th.
- There are three main soil types that make up much of the ranch. Renfrow Loam is the next common soil type. It 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, which is a moderately deep, gently sloping, well-drained soil in which runoff is rapid and permeability is slow.

Additional Information Can Be Provided Upon Request

// PROPERTY AERIAL



// PROPERTY SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4	Bastrop loam, 5 to 8 percent slopes	86.4	1.58	4e
39	Vernon clay, 1 to 5 percent slopes	1230.4	22.43	4e
28	Renfrow loam, 1 to 4 percent slopes	1439.1	26.23	3e
40	Vernon-Knoco complex, 5 to 25 percent slopes, severely eroded	320.7	5.85	7s
2	Anocon-Stoneburg association, undulating	151.5	2.76	3e
32	Stoneburg-Anocon association, gently undulating	1650.2	30.08	-
20	Gowen loam, occasionally flooded	1.3	0.02	2w
W	Water	124.1	2.26	-
21	Gowen soils, frequently flooded	322.5	5.88	5w
41	Waurika-Renfrow complex, 0 to 1 percent slopes	90.4	1.65	2w
35	Truce-Owens complex, 5 to 20 percent slopes	9.4	0.17	7s
8	Bonti-Exray complex, 5 to 25 percent slopes	41.3	0.75	-
3	Bastrop loam, 2 to 5 percent slopes	18.3	0.33	3e
TOTALS		5485.6	100%	2.59

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

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

