

WHITEFISH & ROCK CREEK RANCH

DONLEY COUNTY, TEXAS 3,553.59 ± ACRES

Texas Panhandle Live-Water Cattle & Recreational Ranch



Offered Exclusively By

Chas. S. Middleton and Son

www.chasmiddleton.com (806) 763-5331

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DONLEY COUNTY, TEXAS 3,553.59 ± ACRES



We are pleased to offer the Whitefish and Rock Creek Ranch in Donley County, Texas. This Southeastern Texas Panhandle ranch has been in the same family ownership for over 90 years, and is now being offered for sale.

This ranch is located in Northern Donley County, about 5 ½ miles Southwest of McLean, and 16 miles Northeast of Clarendon, the county seat. Located 4.5 miles south of Interstate 40, it's about an hour's drive from Amarillo, and about 2.5 hours from Oklahoma City.



Subject to sale, withdrawal, or error



The ranch topography consists of mostly rolling native grassland with several scenic tree lined draws and creeks. One of the nicest features of the ranch is the two live water creeks that traverse the property. Elevations on the ranch range from 2,850 feet in northern portions of the property, to 2,640 feet in the southern creek bottom areas.

Located in the Texas Panhandle, good populations of both whitetail and mule deer are found on the ranch. Other wildlife include dove, quail, turkey, coyotes and the occasional bobcat. The ranch has been minimally hunted over the past several years.



The Whitefish and Rock Creek Ranch is considered well-watered, with 7 wells (electric and solar), 3 earthen tanks, and water piped to 4 drinking troughs on the ranch.

Two scenic creeks, Whitefish Creek and Rock Creek, totaling over two miles with live water, are located on the ranch.





Improvements include a nice set of steel pipe and guardrail corrals and working pens with loading chute and ramp. Electricity and a water well are located at the corrals. The Priefert squeeze chute will convey with the property. Electricity is also provided to other locations. The ranch is fenced and cross fenced into 5 pastures and a trap, with the pastures ranging in size from 295 to 1,226 acres.

Seller owns a substantial amount of minerals on the ranch. The offering price includes one-half of seller's owned mineral rights. All wind rights on the property will convey.

No home or barns are located on the property, but electricity and water are available and in place for the new owner to build the perfect ranch home or hunter's cabin.





This ranch offering is a great opportunity for a buyer to purchase a nice sized Texas Panhandle cattle ranch with excellent hunting, recreation and creek water, all within a morning drive from Amarillo, Oklahoma City or Lubbock. The ranch is a well-equipped and fully functional working cattle ranch, large enough to maintain a sizable cow herd. The owner will consider a grazing lease-back of the property.

2017 taxes were \$2,988 with ag exemption.

The Whitefish and Rock Creek Ranch is realistically priced at \$1,080 per acre.

If you're looking for a Texas Panhandle cattle and recreational ranch with live water, this offering should be seen.

Call Clint Robinson, (806) 786-3730, for a private showing.



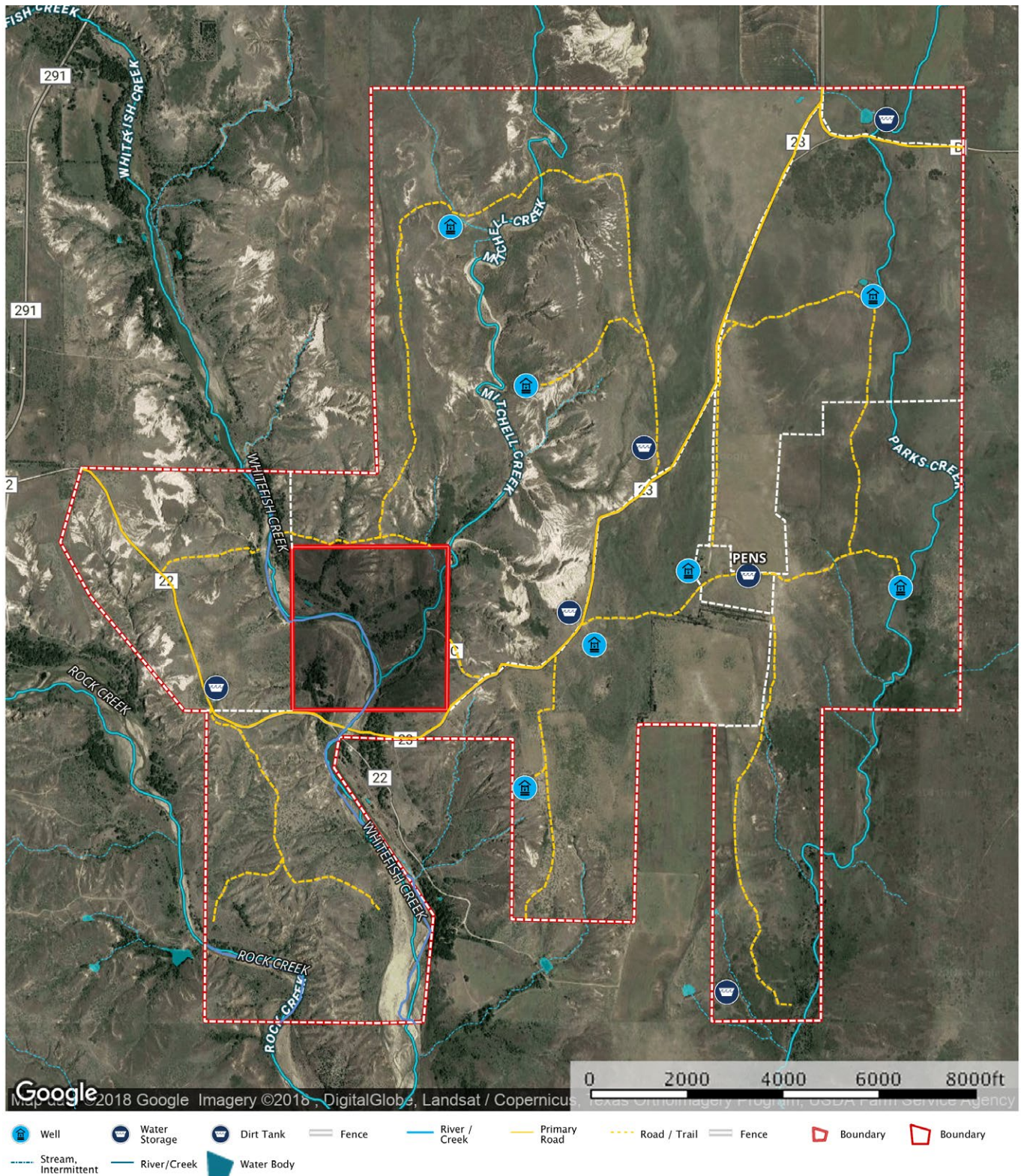
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