

# TWIN RIVERS RANCH

MOTLEY COUNTY, TEXAS 2,139± ACRES

Well Improved Texas Panhandle Ranch Offered Turn-Key, Ready to Operate, Hunt and Enjoy



*Chas. S. Middleton*  
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920



# TWIN RIVERS RANCH

MOTLEY COUNTY, TEXAS 2,139± ACRES

Well Improved Texas Panhandle Ranch Offered Turn-Key, Ready to Operate, Hunt and Enjoy



*Chas. S. Middleton*  
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

**Don't miss this excellent opportunity to purchase an extremely well located Texas Panhandle ranch that's about a 15 minute drive north of Matador, Texas. Improvements include a fully furnished 3 bedroom home as well as a fully furnished 2 bedroom home, both extremely well maintained, along with barns, hunting blinds, feeders, some rolling stock and equipment. The grass cover is considered excellent and this area is extremely rich in wildlife. Subsurface water in this area is in abundance, and that coupled with improvements, terrain and river sets this exceptional property apart from everything else on the market currently.**

Location: The ranch is located in northern Motley County and access is provided by well maintained county roads.

This area offers an excellent combination of productive dryland and irrigated farmland typically surrounded by native pasture. Cover is generally provided by mesquite with cedar being common along the ridges and breaks. Hardwoods include hackberry, chinaberry, with scattered elm and cottonwoods. Low brush includes sumac, and sage. This is a very wildlife rich region with deer, turkey and quail.



Subject to sale, withdrawal, or error.





History: The ranch has been owned and operated by the same family for approximately 10 years and there has not been any cattle grazing on the property for approximately 3 years.

The Twin River Ranch is considered to be an excellent 4 Seasons recreation property, offering outstanding hunting through the fall and winter months, along with 4 wheeling and ATV activities, horseback riding and other outdoor activities.



Terrain: The terrain is extremely diverse and ranges from very productive fairly level uplands to rugged breaks transcending to lush river bottom. This property offers exceptional habitat for wildlife and livestock production and the native grasses and forbs are in fantastic condition, with good stands of grama, bluestem and other quality perennial grasses.

A portion of the property, 96.7 acres, located on the eastern side of the ranch, is currently enrolled in CRP with an annual payment of nearly \$3,000.





[www.chasmiddleton.com](http://www.chasmiddleton.com)

(806) 763-5331

*Chas. S. Middleton and Son*

Subject to sale, withdrawal, or error.





A cultivated foodplot of approximately 50 acres has been established in the central portion of the property. This field is generally planted to wheat for wild-life and it is not uncommon to view up to 50 deer on this field at a time.

**Water:** The ranch is very well-watered, with three submersible wells and a windmill. The water quality is considered good.

Besides the river, attractive water features include two ponds which were developed by dredging deep holes in the bottomland near the river. The shallow water table naturally maintains an almost constant level in these ponds.

The North Pease River is fenced into the ranch for almost four miles and Quitaque Creek feeds into the Pease in the northwestern portion of the ranch. Overall, this property offers over four miles of creek and river frontage.











Improvements: This is one of the more highly improved hunting/recreation ranches you will find on the market currently, and improvements are considered to be in excellent overall condition. Two very nice homes overlook the scenic river bottom, one containing 3 bedrooms and 2.5 baths, the other containing 2 bedrooms and 2 baths. Both homes are very tastefully furnished and the furnishings are included in the offering.

Two large barns and a box-car, along with bulk feed storage are located in the southern portion of the property. These nice barns have been setup with a walk in cooler, a septic system as well as three full RV hookups. High speed internet lines are available at all improvements.

Near the barns is a fenced 2,650' dirt landing strip that has been used infrequently in recent years as well as a nice shooting range with storage.



Subject to sale, withdrawal, or error.





[www.chasmiddleton.com](http://www.chasmiddleton.com)

(806) 763-5331



*Chas. S. Middleton and Son*

Subject to sale, withdrawal, or error.













VIEWS FROM THE TWO HOUSES







Hunting and Recreation: The Twin River Ranch is located in an area blessed with abundant wildlife. Whitetail and mule deer populations thrive and trophy bucks here will impress the trophy hunter. Rio Grande Turkey are also found in big numbers, as well as quail, dove and other migratory waterfowl.

Riding the river in ATV's is always a good time, and with over four miles of creek and river bottoms fenced into the ranch you'll go a long way before you have to turn around. The river is also a great place to shoot skeet and long range rifles.







8/25/2017 6:52 AM



9/22/2015 10:44 PM

www.chasmiddleton.com

(806) 763-5331

Chas. S. Middleton and Son

Subject to sale, withdrawal, or error.





[www.chasmiddleton.com](http://www.chasmiddleton.com)

(806) 763-5331

*Chas. S. Middleton and Son*

Subject to sale, withdrawal, or error.





**Minerals/Wind:** All of seller's owned minerals and wind rights will convey with this sale.

**Price/Remarks:** You will be hard pressed to find a better improved and well maintained ranch property anywhere.

This extremely well improved recreation paradise is priced at \$3,400,000. In today's market with everything included, this Sportsman's Dream Ranch may be the best deal on the market.

As previously mentioned, all of the furnishings in the homes, along with a John Deere 4440 Tractor with several implements, all of the installed hunting blinds, feeders and the bulk feed storage are all included in this offering.

Established in 1920, Chas. S. Middleton and Son has been involved in farm and ranch sales and land appraisals for four generations. Based out of Lubbock, Texas, with salesmen in Dallas, Albuquerque, Lampasas, and Silverton, we specialize in farm and ranch real estate. Our firm currently serves Texas, New Mexico, Colorado, Oklahoma and Kansas. The firm is owned and operated by Lee Sam Middleton, ARA (Accredited Rural Appraiser).

**Sam Middleton**  
(817) 304-0504  
sam@csmansion.com

**Charlie Middleton**  
(806) 786-0313  
charlie@csmansion.com

1507 13th Street, Lubbock, Texas 79401  
(806) 763-5331  
www.chasmiddleton.com

*Chas. S. Middleton*  
— and Son LLC —

FARMS RANCHES SALES & APPRAISALS

Est. 1920

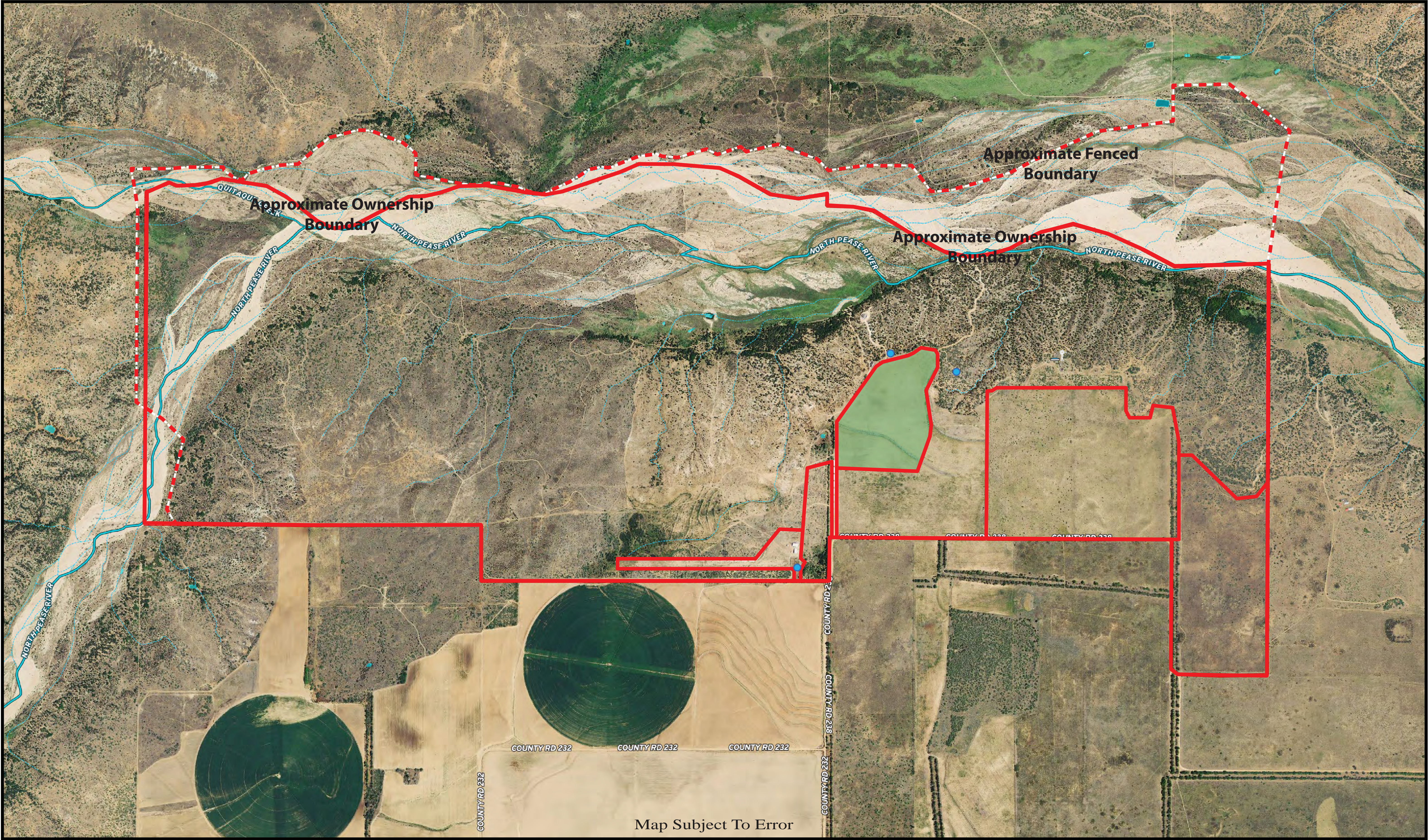


# TWIN RIVERS RANCH

2,139 ± Acres Motley County, Texas

Chas. S. Middleton  
AND SON LLC

FARM - RANCH SALES AND APPRAISALS  
est. 1920



**Sam Middleton**  
(817) 304-0504  
sam@csmanson.com

**Charlie Middleton**  
(806) 786-0313  
charlie@csmanson.com

1507 13th Street Lubbock, TX 79401  
(806) 763-5331  
www.chasmiddleton.com

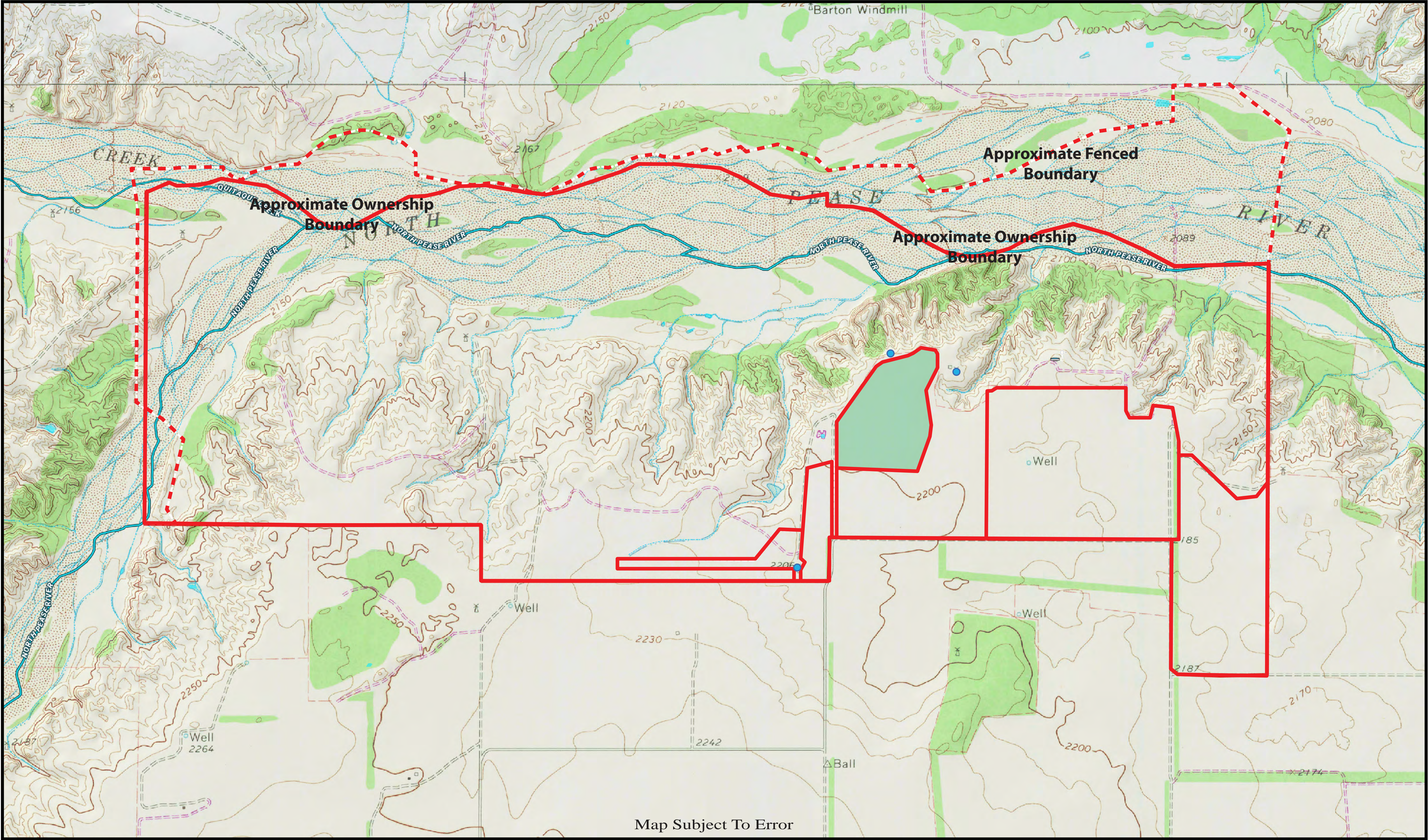


# TWIN RIVERS RANCH

2,139 ± Acres Motley County, Texas

Chas. S. Middleton  
AND SON LLC

FARM - RANCH SALES AND APPRAISALS  
est. 1920



**Sam Middleton**  
(817) 304-0504  
sam@csmanson.com

**Charlie Middleton**  
(806) 786-0313  
charlie@csmanson.com

1507 13th Street Lubbock, TX 79401  
(806) 763-5331  
www.chasmiddleton.com