

McPterson Ranch

666.2 ± Acres | Paducah, Texas | King & Cottle Counties



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

McPETERSON RANCH

An affordable property great for a recreational, hunting and cattle ranch within just a short distance from Lubbock and Amarillo.

We are proud to have obtained an exclusive listing on the 666.2 acre McPeterson Ranch. This outstanding recreational, hunting and cattle ranch is located 18 miles southeast of the town of Paducah in King & Cottle Counties. The property is bordered on the south by the historic 89,000 acre Tongue River Ranch. Access to the ranch is provided by a deeded easement.

Topography on the ranch ranges

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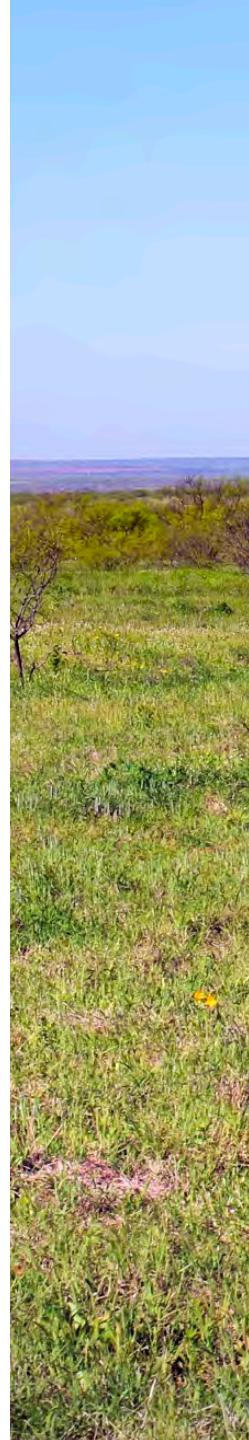




from gently rolling on the north end to rougher, more broken country as you move southwest on the ranch. Willow Creek, which is a wet weather creek, runs through the southwest corner of the property. There is a solid turf of native grasses on the ranch that include Buffalo Grass, Side Oats Grama, Vine-Mesquite Grass, Plains Bristle Grass, Tobosa, Little Bluestem, Indian Grass, Switch Grass, Hairy Grama and Blue Grama, to name a few. There is a scattering to sometimes

CONTINUED ON PG 11









dense canopy of Mesquite and Cedar throughout the property.

Agriculture

140 +/- acres of the McPeterson ranch is enrolled in the CRP program, and has 2 years remaining on the contract. The annual CRP payment for the ranch is \$4,000.00/year.

Water Features

Water on the McPeterson Ranch is provided by the King Cottle Rural Waterline, and Willow Creek.

Hunting & Recreation

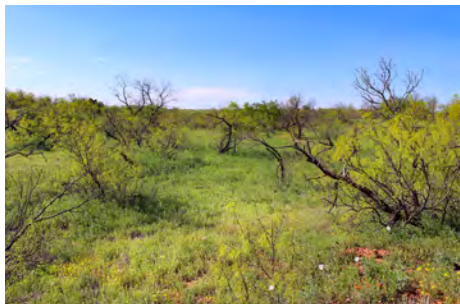
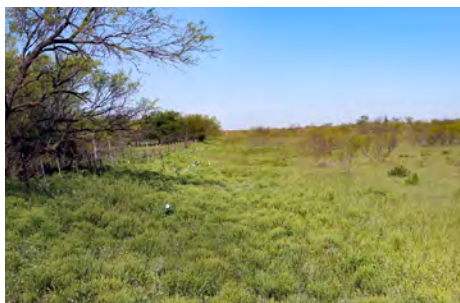
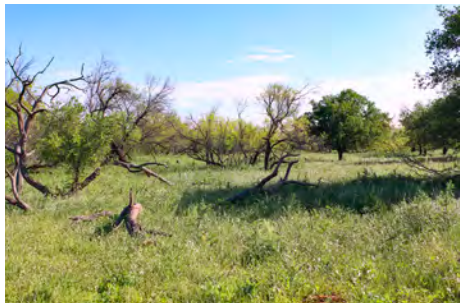
Hunting on the property is considered to be outstanding with game species that include dove, quail,

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turkey, wild hogs, whitetail deer and mule deer. King and Cottle Counties both have a whitetail deer bag limit of 5 deer, with no more than one buck.

Improvements

Improvements on the ranch consist of a three bedroom/one bath wood framed house. The house is considered to be in fair condition. The house is heated by propane, and is cooled by window units. Along with the house there are a few outbuildings that range from fair to poor condition.

Broker Comments

If you are looking for a great recreational, hunting and cattle ranch within a short distance of Lubbock or Amarillo, please give this ranch your due consideration. The McPeterson Ranch is realistically price at \$1,175.00 per acre.

For more information or to schedule a showing please call Brendan Garrison (806) 790-5900 or Dane Mount (940) 839-6247.





Aerial Map



Cabin



Pens



Barn



River / Creek



Boundary



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666.2 ± Acres

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UNDEFINITE

BOUNDARY

Willow

2004

1980

1991

2000

1998



Topographic Map



Cabin



Pens

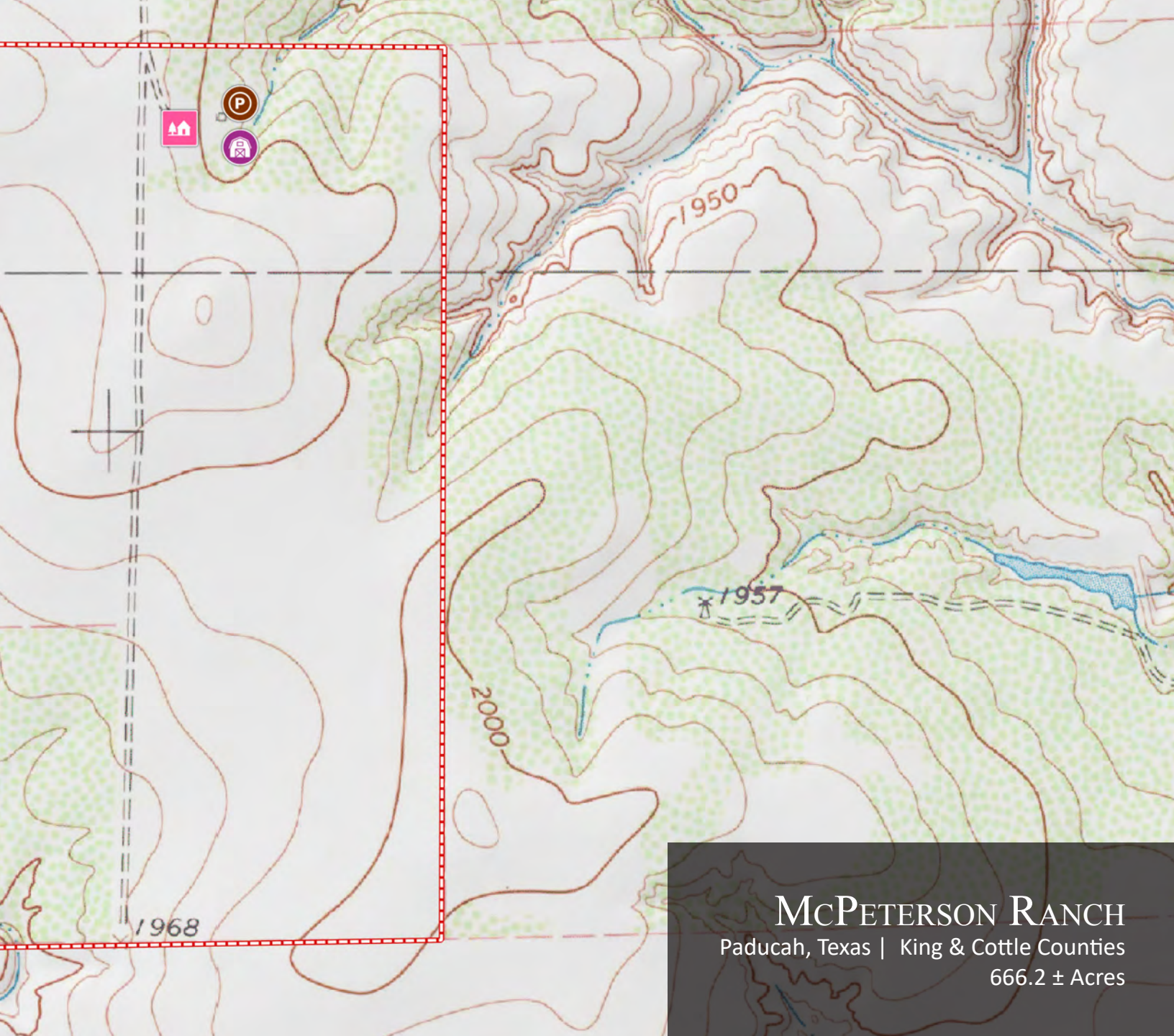


Barn

River / Creek



Boundary



McPETERSON RANCH

Paducah, Texas | King & Cottle Counties

666.2 ± Acres

BRENDAN GARRISON

Real Estate Sales Agent

📞 m 806.790.5900
✉ brendan@csmansion.com

DANE MOUNT

Real Estate Broker
TX, OK & NM

📞 m 940.839.6247
✉ dane@csmansion.com

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For virtual brochure & more info visit,



CHASSMIDDLETON.COM



Listing subject to sale, withdrawal, or error.