

# RANCHO DOS ARROYOS

---

4,567.93± Acres | \$3,026,544.30 | Guthrie, Texas | Stonewall County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920

# RANCHO DOS ARROYOS

---

213.19 ACRES OWNED BY STATE OF TEXAS

**A beautiful, scenic  
property located in  
Stonewall County.**

The Dos Arroyos Ranch is located in northern Stonewall County, due west of Kiowa Peak, a prominent landmark in this rugged region of Texas. Stories generations old tell of a copper mine that was worked by Spanish prospectors in the peak's vicinity. According to legend the miners left a vast quantity of gold there when they fled from hostile Indians. Copper deposits in the nearby Brazos River reported by

prospectors before the Civil War led H.H. McConnell and a group of wealthy men (known as the Washington and Texas Land and Copper Company) to search for the lost copper mines in 1872. The account of this exploration was detailed in the book M. K. Kellogg's Texas Journal, 1872.

The Dos Arroyos is a very scenic property described as semi rugged,

**CONTINUED ON PG 7**











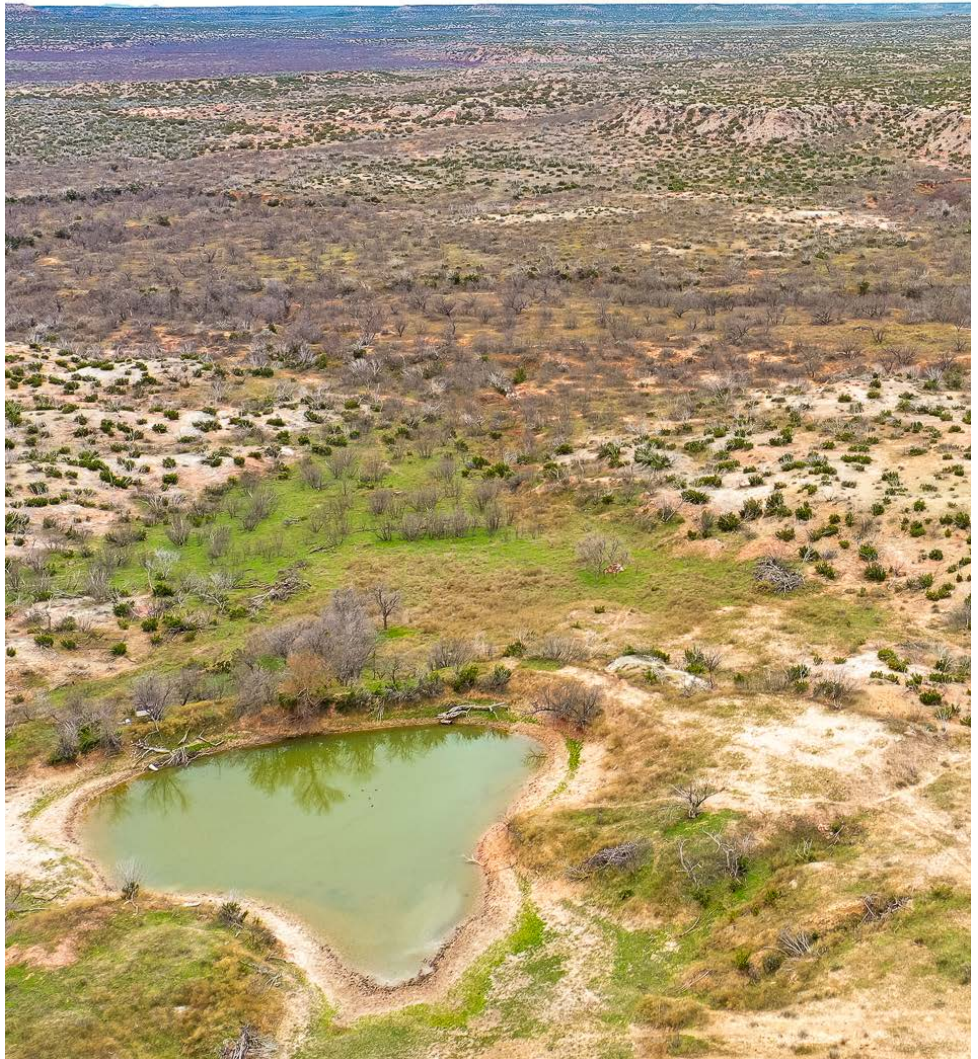
beautiful and fairly remote. Elevations range from around 1,500' to above 1,775'. Vegetation is generally dense over much of the ranch and generally consists of mesquite and low juniper. Soils are primarily fairly shallow and rocky with rugged hillsides and slopes consisting of rock and gyp outcrops.

The ranch is fenced and fences are generally all in good condition. A good network of roads serves the ranch well with access available to near all points.

Two live creeks flow through the ranch. Croton Creek flows through the property for almost two miles. Weddington Creek flows through the ranch for approximately 3.25 miles. These creeks have proven to be generally reliable as they typically seem to run water.

Aside from live water in the two creeks there are approximately five earthen dirt tanks on the ranch.

**CONTINUED ON PG 10**







This general area holds good populations of wildlife including whitetail deer, wild boar and bobwhite quail. There are predators such as coyotes and fox as well as good migratory and native flights of dove.

There are two very nice 1,000 lb wildlife feeders located on the property as well as a nice insulated hunting blind that are included in the sale.

The ranch is very nicely improved by a very nice move-in-ready modular home. This home is in brand new condition and contains three bedrooms, two baths, an office/storage room and three covered patios.

A large railroad container is located near the home that would be very useful for storing feed and grain, ATV's, hunting vehicles, etc. Additionally there is an insulated water storage building nearby that houses a large water tank and pressure tank.

The Dos Arroyos Ranch is considered to be very realistically priced at \$695.00 per deeded acre or \$3,026,544.30.

The are 213.19 acres of land located inside the boundaries of the ranch that are owned by the State of Texas. This land is unfenced and used by the owners of this property just like they own it. This includes grazing, hunting and any general use. This land is not used by the general public for recreation and is not listed as a public use area anywhere to our knowledge. This land has been utilized by at least the previous three owners of this ranch as "free use land". This state owned parcel does not show up on any mapping/hunting location software or apps that we are aware of as "public or state land" and no public hunting is

allowed on this parcel. The boundaries of this parcel are unmarked and the only way to accurately find the boundaries is by using gps.

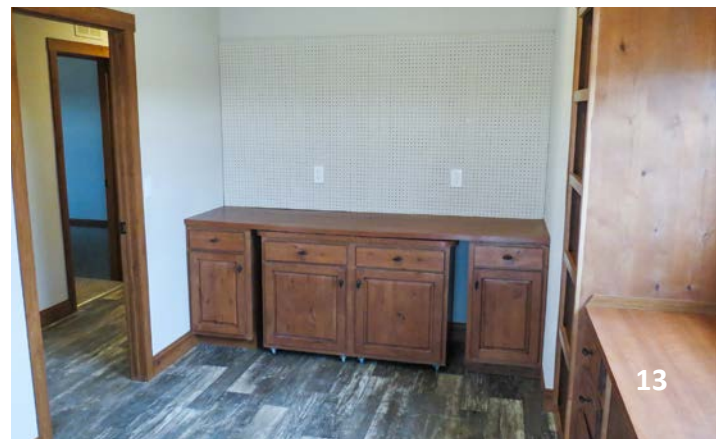
Including the 213.19 acres owned by the State of Texas that is located inside the boundaries of the property the ranch contains a total of 4,567.93 acres. When taking the total acres into consideration this brings the asking price down to just over \$662.00 per usable acre.

This is an extremely economical ranch that offers good opportunities for grazing cattle as well as hunting big whitetail deer.































# RANCHO DOS ARROYOS

GUTHRIE, TEXAS | STONEWALL COUNTY

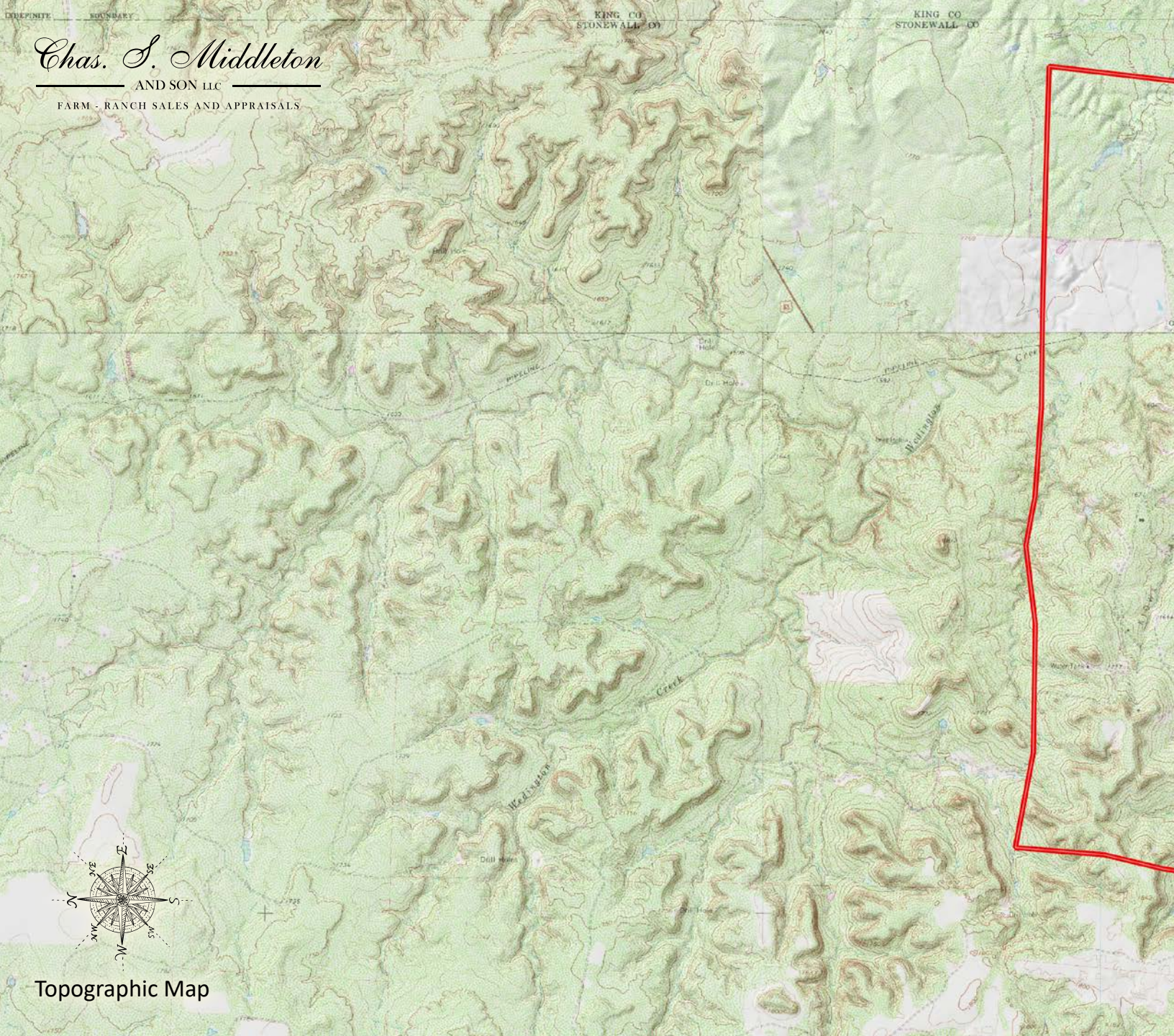
4,567.93± Acres | \$3,026,544.30

BOUNDARY

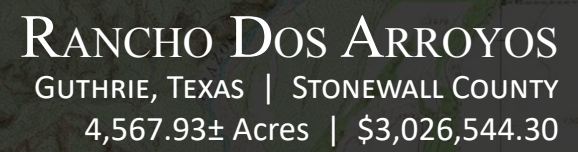
KING CO  
STONEWALL CO

KING CO  
STONEWALL CO

*Chas. S. Middleton*  
AND SON LLC  
FARM - RANCH SALES AND APPRAISALS



Topographic Map



## CHARLIE MIDDLETON

Associate Broker  
Real Estate Sales Agent

☎ m 806.786.0313  
✉ charlie@csmansion.com  
📍 5016 122nd Street  
Lubbock, TX 79424

*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

For virtual brochure & more info visit,



**CHASSMIDDLETON.COM**



Listing subject to sale, withdrawal, or error.