

Johnson Ranch



LOCATION: 9047 Oscar Road, Claude, TX -- The Johnson Ranch is located southeast of Amarillo, Texas in Armstrong County. Access is provided by FM 1258, then one mile south on County Road 9. This is approximately a thirty-minute drive from Amarillo. Access to air service is excellent, as the north end of FM 1258 is at the Rick Husband International Airport in Amarillo. Although there is no runway on the ranch, there would appear to be a suitable location for one extending south from the headquarters.

ACREAGE: 5,412.64 +/- This ranch consists of approximately 210 acres of flat, fertile farmland (Olton Clay Loam), and 5,202 acres of grassland.

RANCH HISTORY: Most of Armstrong County was at one time part of the historic JA Ranch, which in its prime encompassed some 1,300,000 acres. Over time, parts of the ranch were sold off, including the bulk of the Johnson Ranch.

The ranch has been basically used as a cow-calf operation. A carrying capacity of approximately 140 cows would be considered a typical stocking rate for the ranch. Ownership rests with Montford T. Johnson III.

WILDLIFE: This ranch features a thriving population of aoudad sheep, as well as mule deer, and an increasing population of white-tail deer. Quail, both bob-white and blue,

and dove are prevalent. Visitors to the ranch may also see turkey, ducks, coyotes, bobcats, and wild pigs. Nature provides an excellent habitat for wildlife on this ranch. The owner has chosen not to lease it out for hunting.

PALO DURO CANYON: Armstrong County covers 583,040 ares, or 911 square miles. Average rainfall is 20+ inches, and the average growing season is 197 days. There are two major physiographic areas, the High Plains and the Rolling Plains. The High Plains area covers the northwestern part of the county and a small area south of Palo Duro Canyon. Geologic erosion of the land that once was part of the High Plains has produced the area known as the Rolling Plains. These plains are the watershed for the Prairie Dog Town Fork of the Red River. Stream erosion, and perhaps some wind erosion, has formed the Palo Duro Canyon. Along the canyon rim, or caprock, elevations change in a short distance, resulting in some very rough country. These areas are ideal for and home to aoudad sheep, deer, and other wildlife.

Palo Duro Canyon is promoted as being the United States' second largest canyon. Apache and Comanche Indians, buffalo hunters, and early Spanish explorers once roamed the canyon. Today it features attractions such as the Palo Duro Canyon State Park and the musical drama "Texas".

TOPOGRAPHY: Flat, open land on top to dramatic canyon land with Salt Fork draw and several other canyon tributaries. There is roughly 800 feet change in elevation on this property.

IMPROVEMENTS: A recently remodeled 2 story ranch home with 4 bedrooms and 2 1/2 bathrooms. The oversized 2 car garage has a finished 2nd story loft. 40x80 metal shop building with attached 30x80 shed roof, catch pens in canyon.

WATER: There are six wells on the property. At the headquarters, there is one solar and one submersible. There are two other windmills and one electric submersible on the top part of the ranch. Off the caprock, there is a solar powered submersible and several dirt tanks.

TAXES: \$6,175.67 for 2019 w/ag exemptions

SCHOOL DISTRICT: Claude ISD

MINERALS: Subject to previous reservations of record, Seller will reserve none.

POSSESSION: Property is owner operated, possession is negotiable.

PRICE: \$1,150 / acre (\$6,224,536)

OTHER DATA: This ranch is a great combination of productivity and recreation, with flat farmland, open grassland, amazing canyon views, and accessible canyon land. This is a unique opportunity to purchase a ranch of this size, quality, and location. Deer, sheep, quail, coyotes, bobcats and hogs are common with a record Auodad taken on this ranch. The grass has been rested for several years and is in very good shape.

With Amarillo in easy driving distance from the properties along the north rim of the Palo Duro Canyon, the demand in this area has soared. Much of the canyon land is held by large ranches and is very seldom available for purchase. The Johnson Ranch provides both a working ranch and unlimited recreational possibilities. The hunting and scenic landscape afforded by Palo Duro Canyon is unequalled in this region.

The neighboring ranch land along most of the west side, the south side, and some of the east side is in a conservation easement. This should limit the potential for development of that property and ensure unimpeded views from the Johnson Ranch of the natural beauty of the canyon for many years to come.

Owner will consider a trade for a cattle ranch of equal or lesser value.

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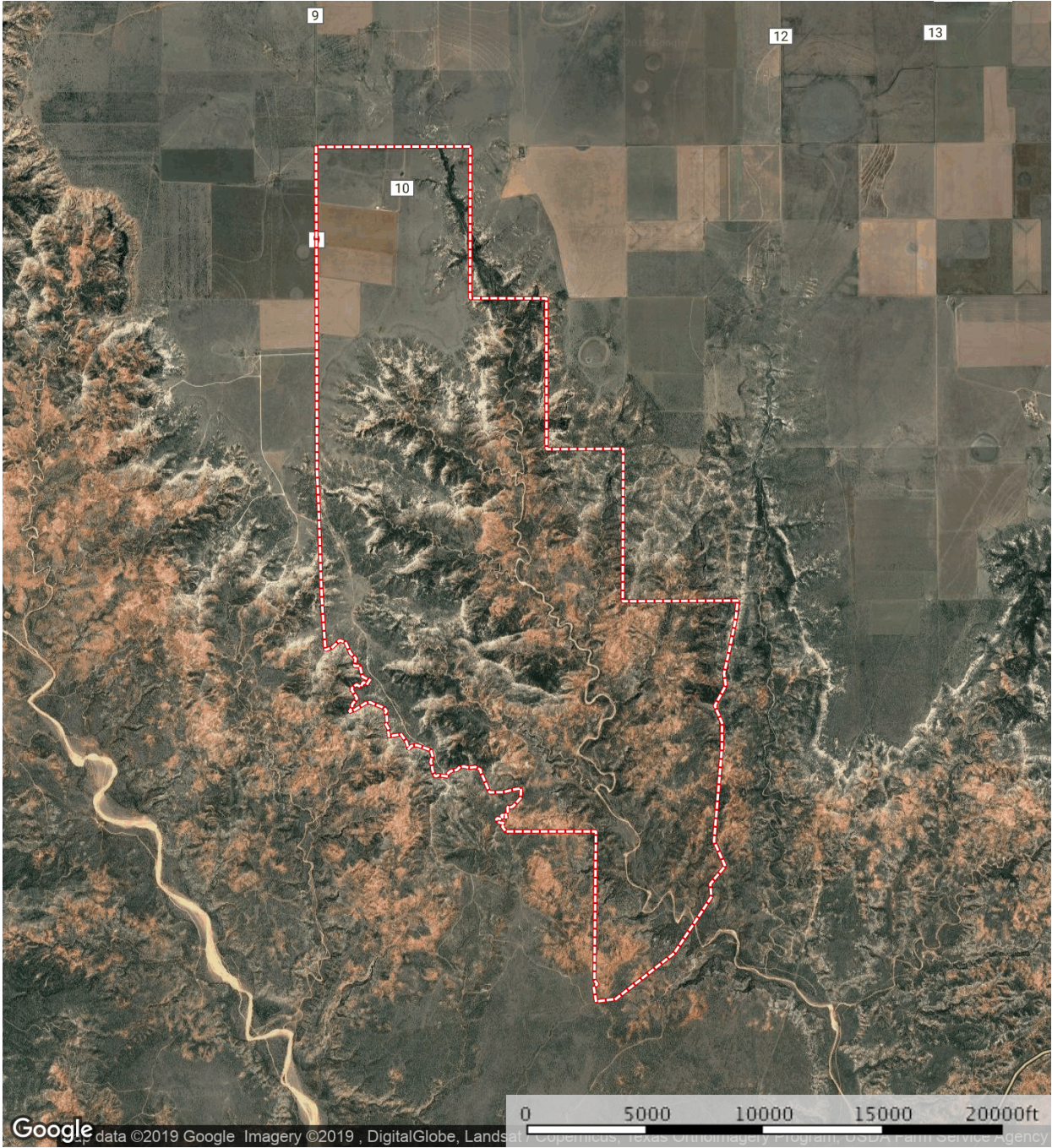


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9047 Oscar Road
Armstrong County, Texas, 5412.64 AC +/-



 Boundary