

# DIAMOND A RANCH

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1,579.94 ± Acres | \$2,046,023 | Clarendon, Texas | Donley County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
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# DIAMOND A RANCH

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We are pleased to have obtained an exclusive listing on the Diamond A Ranch. The Diamond A is located in Northern Donley County, just to the South of the community of Alanreed, Texas. The ranch is comprised of 1,579.94 ± acres and boasts excellent cattle grazing, an outstanding wildlife habitat and wide-open scenic views.

In addition to an outstanding cattle and recreational ranch, the Diamond A offers the perfect get-away retreat, with a new, 2,000 sq. ft. 3-bedroom home nestled in the trees overlooking the ranch.

## LOCATION

The Diamond A is conveniently located a little over an hour's drive from Amarillo, and about three hours from Lubbock, Wichita Falls and Oklahoma City. Access to the ranch is provided by State Highway 291 and County Road 22 on the West side, and County Road 23 and B on the North.

**CONTINUED ON PG 6**

















## TOPOGRAPHY

The landscape of the ranch is comprised of mostly rolling native grassland, accentuated with broken draws and valleys, and Parks Creek on the eastern side. Parks Creek is a seasonal creek that traverses the ranch from North to South for almost 3 miles and contains a variety of vegetation and cover. There is an attractive mix of hardwood trees along the creek, including very large cottonwoods on the Southern end of the ranch. The property also contains over 200 acres of land that was previously farm ground that has since been planted to improved grasses to enhance grazing capacity. Mesquite and sage are scattered throughout the property, with areas of shin oak on the southern portion of the ranch providing cover and browse for whitetail and mule deer. Soils are predominately fine sandy loam, and provide a good turf of short grasses including buffalo and gramma grasses on a majority of the ranch.

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## IMPROVEMENTS

The ranch is nicely improved with a new owner's home, fencing, cattle guards and dirt tanks. There are a total of 10 submersible and solar wells on the property, with 5 wells being newly installed. All 10 wells are equipped with new pumps, and all solar panels are also new. Electricity is available at multiple locations throughout the ranch.

The owner's home is a new, 3-bedroom, 2-bath manufactured home, with a 30 ft. x 12 ft. wrap-around porch providing nice views of the sunrise each morning. This spacious home is light and bright, with great views of the ranch countryside. It is open concept, with a separate dining area and a stone fireplace in the living room. The home sits at ground level, with concrete and sidewalk landscaping, a bricked retaining wall, sprinkler system in the yard, and a curbed and graveled driveway leading up to the home. All home furnishings are included in this offering, including living room and bedroom furniture, and all televisions and appliances.

A pipe rail fence surrounds the home site with a cattle guard entrance at the driveway. Two double-car carports and two storage containers are located at the homesite.

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The majority of perimeter fencing is considered good to excellent, with approximately 3 miles of new fence on the ranch. The Southern boundary fence, comprising only approximately 2/3 mile, is older fence but is suitable and being used in the livestock operation. The ranch is cross fenced into basically 3 main pastures of approximately 500 acres each, with a small trap at the pens. The ranch has a good road infrastructure that provides easy access to nearly all areas of the ranch as well as to the entire perimeter fence.

The livestock pens are good quality steel pipe and guardrail construction and contain 4 pens, an alley way, load out ramp, and a concrete slab working

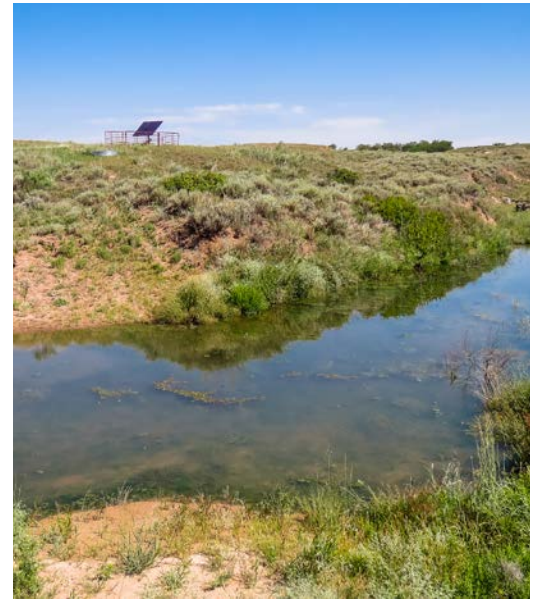
area. Water is provided to tubs in the pens, with a frost proof faucet and electricity provided at the working/ processing area.

### **WATER**

As mentioned, the ranch is very well watered with a total of 10 submersible and solar wells. The owner reports both water quantity and quality is good. One well is dedicated to the home, and a separate well is utilized for the sprinkler system, which has been installed surrounding the home and also at the front entrance gate.

In addition, there are 5 dirt tanks constructed on the ranch, and 4 constant level ponds fed by well water.

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## HUNTING, WILDLIFE, AND RECREATION

The Diamond A Ranch offers some of the best hunting in the Texas Panhandle with both whitetail and mule deer found on the ranch. Dove, turkey, coyote and bobcats are also seen on the ranch. The owner is reporting good populations of bobwhite quail. Ponds on the ranch are ready to be stocked with fish for the owner's enjoyment.

## REMARKS

This property, including all recently completed improvements,

is being realistically offered at \$1,295 per acre.

If the buyer is interested, the owner will consider also selling the John Deere tractor, shredder, riding mower and 3 utility vehicles on the ranch. All equipment is reported to be in good condition.

If you are in the market for a productive and scenic Texas Panhandle hunting and cattle ranch, or if you're looking for the perfect getaway retreat, the Diamond A Ranch should be seen.

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























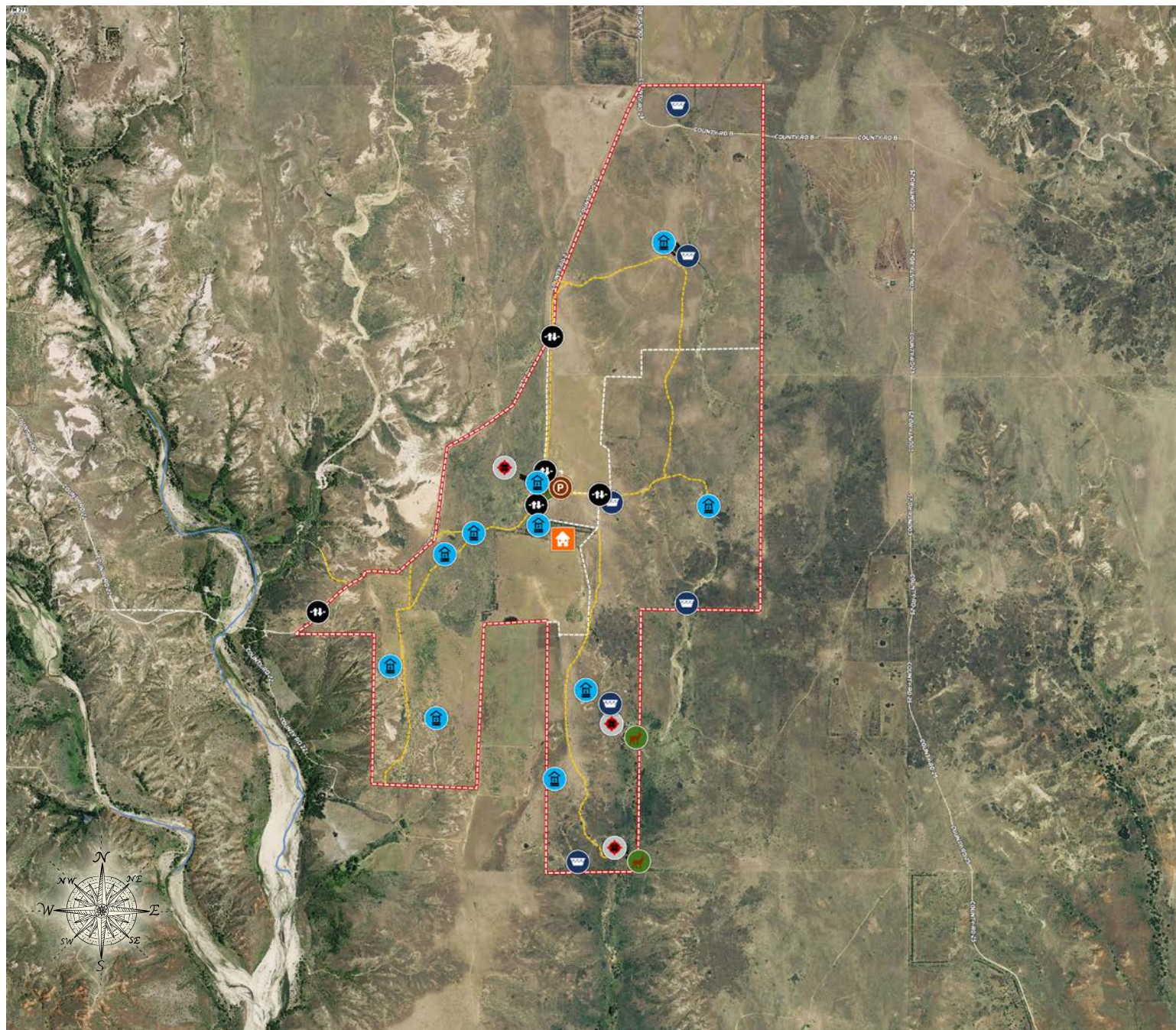




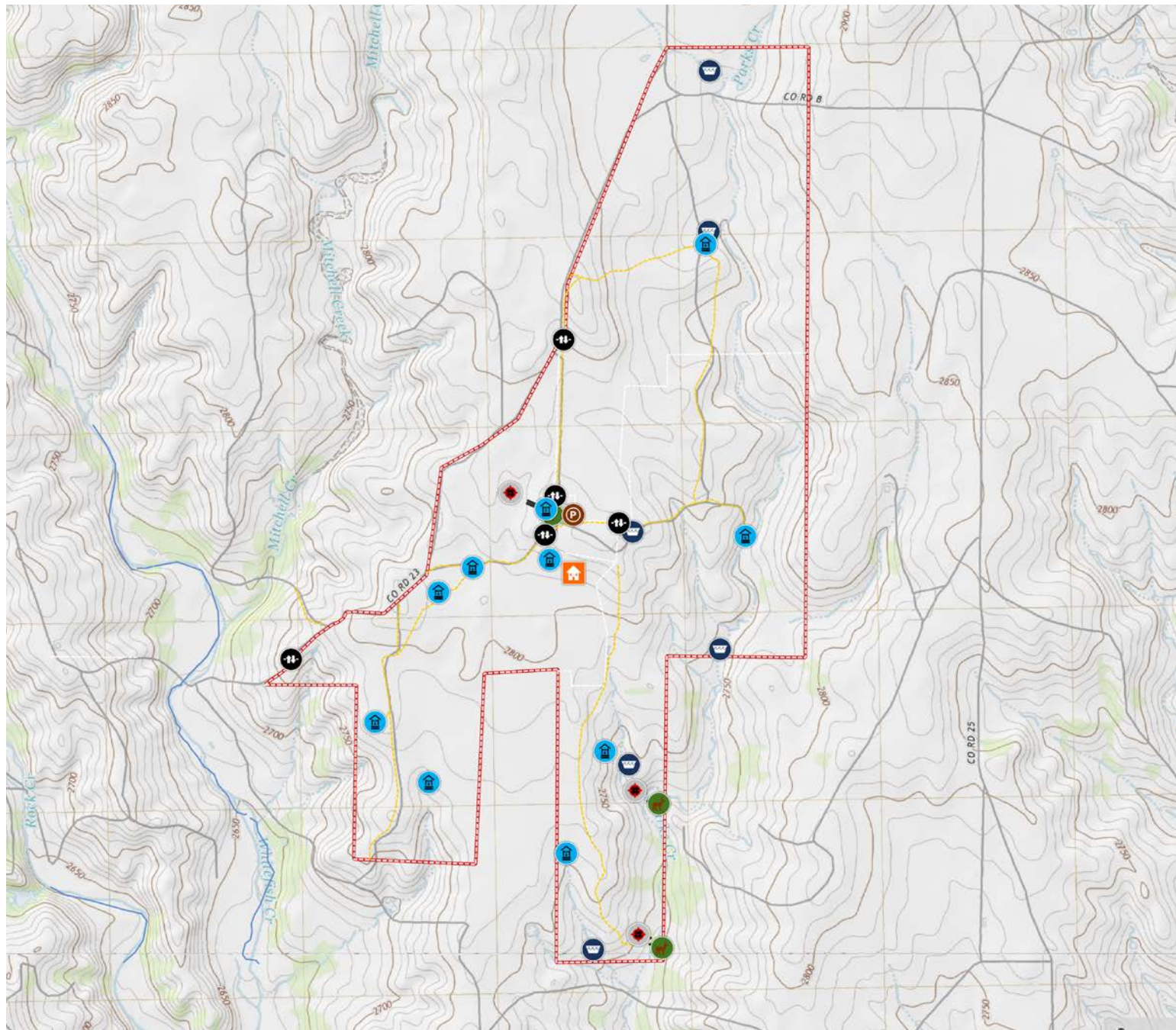














## CLINT ROBINSON

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