

# Rio POCO Ranch

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3,570.8 ± Acres | \$4,267,106 | Guthrie, Texas | King County



*Chas. S. Middleton*  
AND SON

FARM - RANCH SALES AND APPRAISALS  
est. 1920



# Rio POCO Ranch

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We are pleased to offer for sale this King County Ranch. The Rio POCO Ranch has everything that a sportsman and/or livestock producer would want in a place. Wildlife is abundant, native grasses are strong, access is easy, and the property has good fences and good neighbors.

The ranch is located southeast of Guthrie and access is provided by several miles of highway frontage. The northern boundary of the property is along US HWY 82 and much of the eastern boundary is along FM 222.

This property is part of a larger ranching unit, and management has been in place that tends to lean towards conservation of native grasses and wildlife, therefore, the grasses are in overall good condition. Principle cover is provided by mesquite, cedar along the hillsides and a scattering of hackberry trees.

The topography of the ranch is diverse. Elevated hillsides with limestone outcrops slope and drain towards the central portion of the property to Little Croton Creek. This live creek will flow and hold water throughout most, if not all the year.

Elevations typically range from 1,850 feet along the more rugged hillsides to approximately 1,650 feet in the creek bottoms.

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The property is fenced into one large pasture and fences are 5 strand barbed wire construction with pipe corners and t-posts. The current owner just reworked much of the exterior boundary fences cutting away any intrusive brush entanglements and straightening out anything that needed work. Overall, fences appear to be in good condition.

The Rio POCO Ranch was once part of the very famous and historic 6666's Ranch.

Little Croton Creek meanders throughout the central portion of the ranch. The creek enters the property on the western side and flows through the central portion of the ranch for over 5 miles, creating an excellent habitat for whitetail deer, turkey, quail, feral hogs and migratory birds.

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Besides the creek, the ranch is watered by several dirt tanks and tributaries of the creek which will run seasonally. One dirt tank, located in the southern portion of the ranch, will cover well over an acre when full.

Another beneficial water source for livestock and wildlife on the property is a rural waterline that runs through the ranch. This line is of PVC construction and serves several concrete drinking troughs on the property.

The Rio Poco Ranch has never been hunted commercially, and the seller seldom allows any hunting. Wildlife is plentiful in this area and whitetails grow to trophy size.

To enhance the already outstanding wildlife several foodplots have been installed, generally planted to winter wheat.

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The Rio Poco Ranch is very nicely improved by a 5,050± square foot barndominium. This sturdy structure has a large 2,500± sf shop with overhead bay doors, two large covered patios and nicely arranged living quarters. The structure is foam insulated and contains three bedrooms and two baths, along with a large living area and kitchen with modern appliances, as well as a mud room and laundry room.

The barndominium houses a 900+ gallon water storage system complete with Culligan high efficiency twin tank water filtration system. Water is provided by a tap on the King/Cottle rural waterline system.

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With several miles of live water provided by the creek, a diverse terrain and native grasses that are in good condition, this ranch is priced to sell. The Rio Poco Ranch is realistically priced at \$1,195.00 per acre. Included in the sale are all the installed hunting blinds and feeders.

No minerals are owned, and there is some scattered production through the western portion of the property. All wind energy rights are owned and will convey at closing. Again, all rock sale income from the date of closing transfers to the new owner as well.

Water is a very valuable commodity in this region, and it is seldom that properties are offered with abundant live water as well as access to rural waterlines.

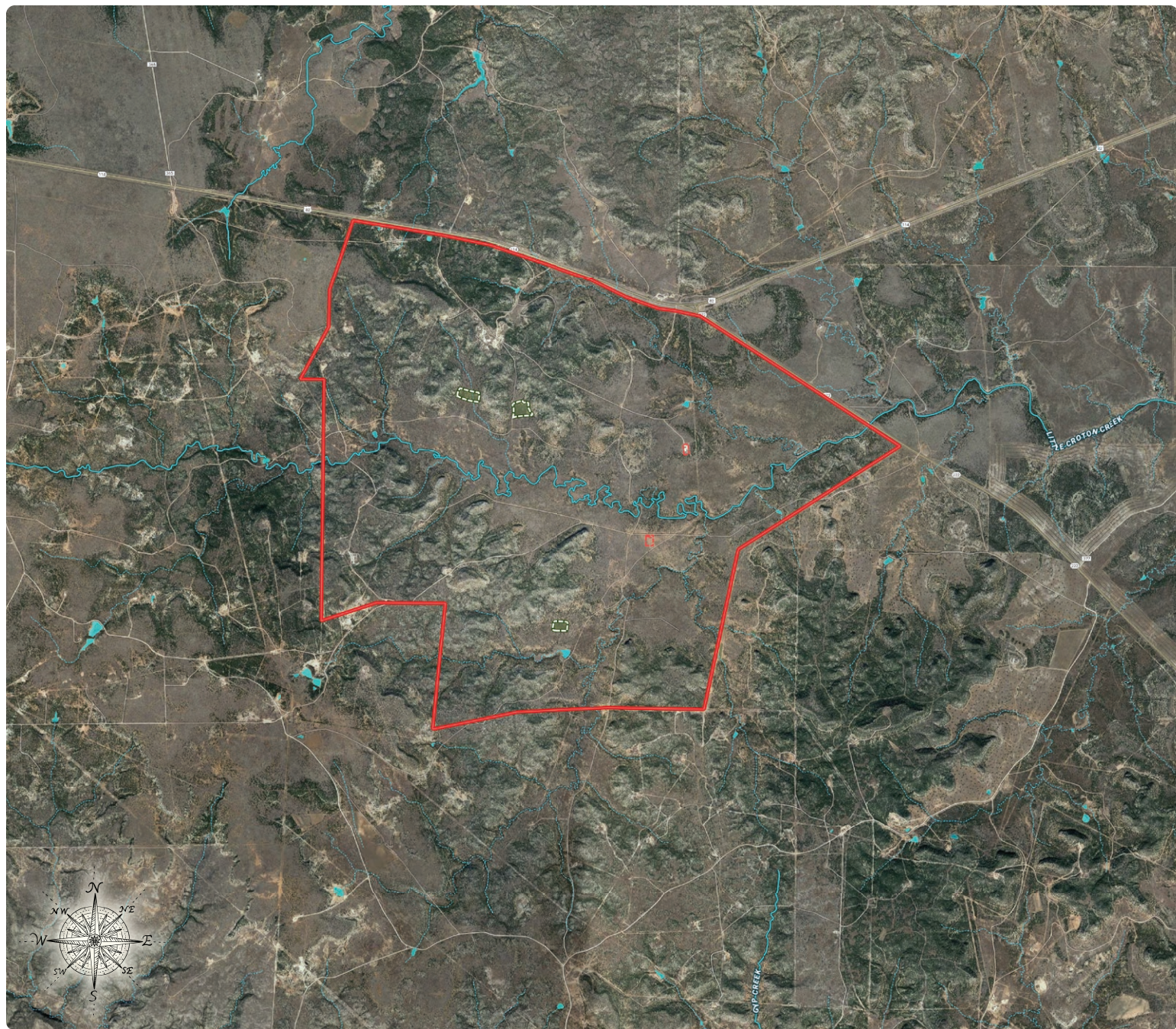
If you are in the market for a good ranch situated in the Texas Rolling Plains, the Rio Poco Ranch deserves your attention.



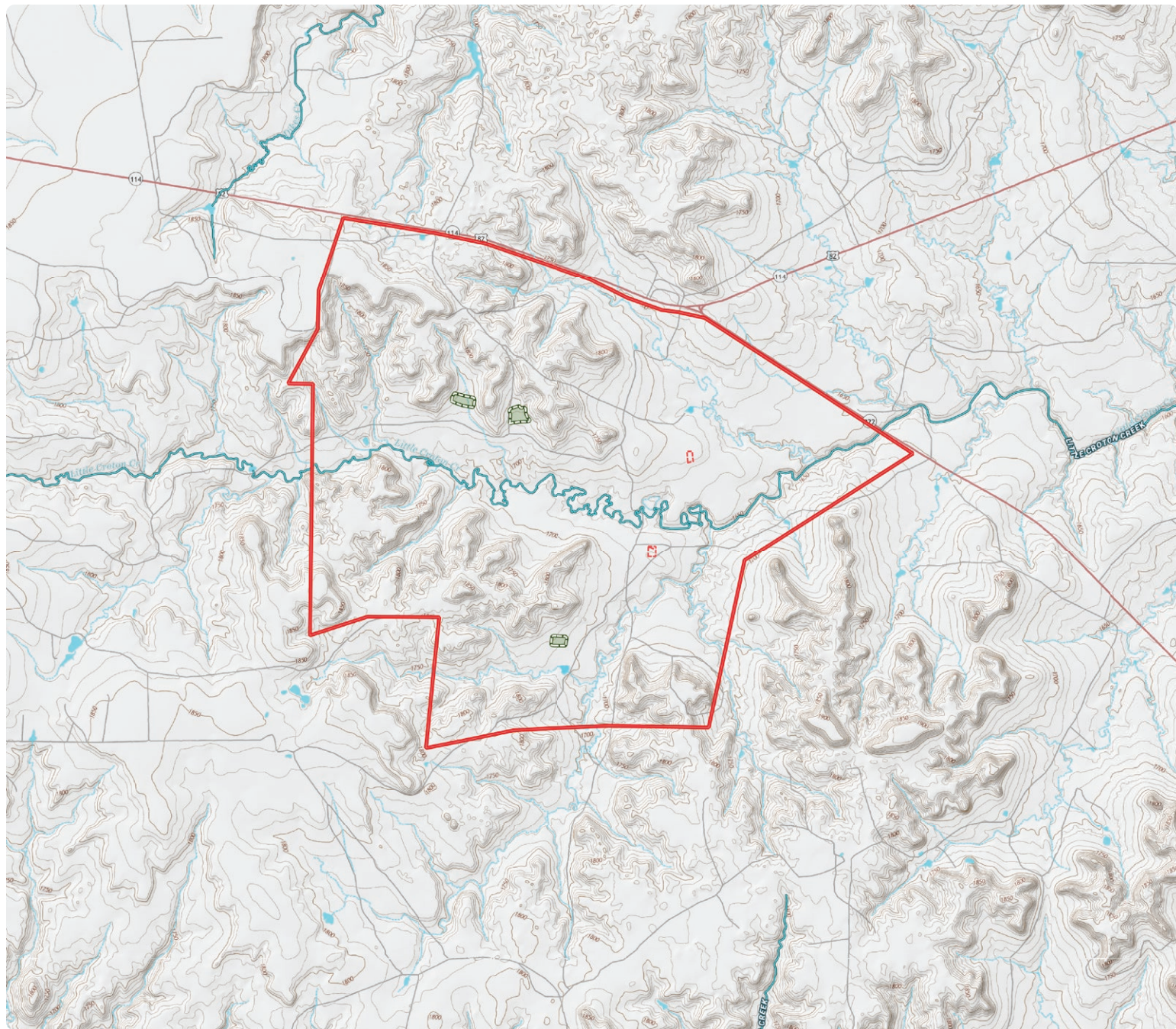














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