

Three Rivers Ranch

3,801.99± acres | \$8,450,000 | Snyder, Texas | Scurry County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Three Rivers Ranch

This property offers miles and miles of gorgeous clear creek water.

We are proud and excited to offer for sale the extremely scenic Three Rivers Ranch. This magnificent ranch property offers excellent hunting and recreation as well as income producing streams which include minerals, wind and cattle ranching opportunities.

The Three Rivers Ranch has been under the same family ownership for well over one hundred years and has an incredibly rich history. As the name implies, live water is in abundance on this property, which is quite unique for this region. Also remarkable for the area is the unsurpassed beauty and tranquility that this property offers.

Location

The Three Rivers Ranch is ideally located in northeastern Scurry County, just northeast of Snyder. Scurry County is at the base of the Llano Estacado in West Texas and has the distinction of being one of the leading oil-producing counties in Texas. This region has produced millions of barrels of West Texas crude and is famous for ranching and livestock production.

Once home to a thriving cattle operation, there have not been any cattle grazing the pastures for several years. Deep, fertile soils are prevalent across much of the ranch allowing thriving native grasses, beautiful hardwoods and big mesquite. On the northwestern portion of the property, there is a large cultivated field containing approximately 850 acres. This field is typically planted in wheat and leased for yearling cattle grazing.

In the fall, flocks of sandhill crane will often frequent this field along with families of whitetail deer and parades of turkey.









Water Features

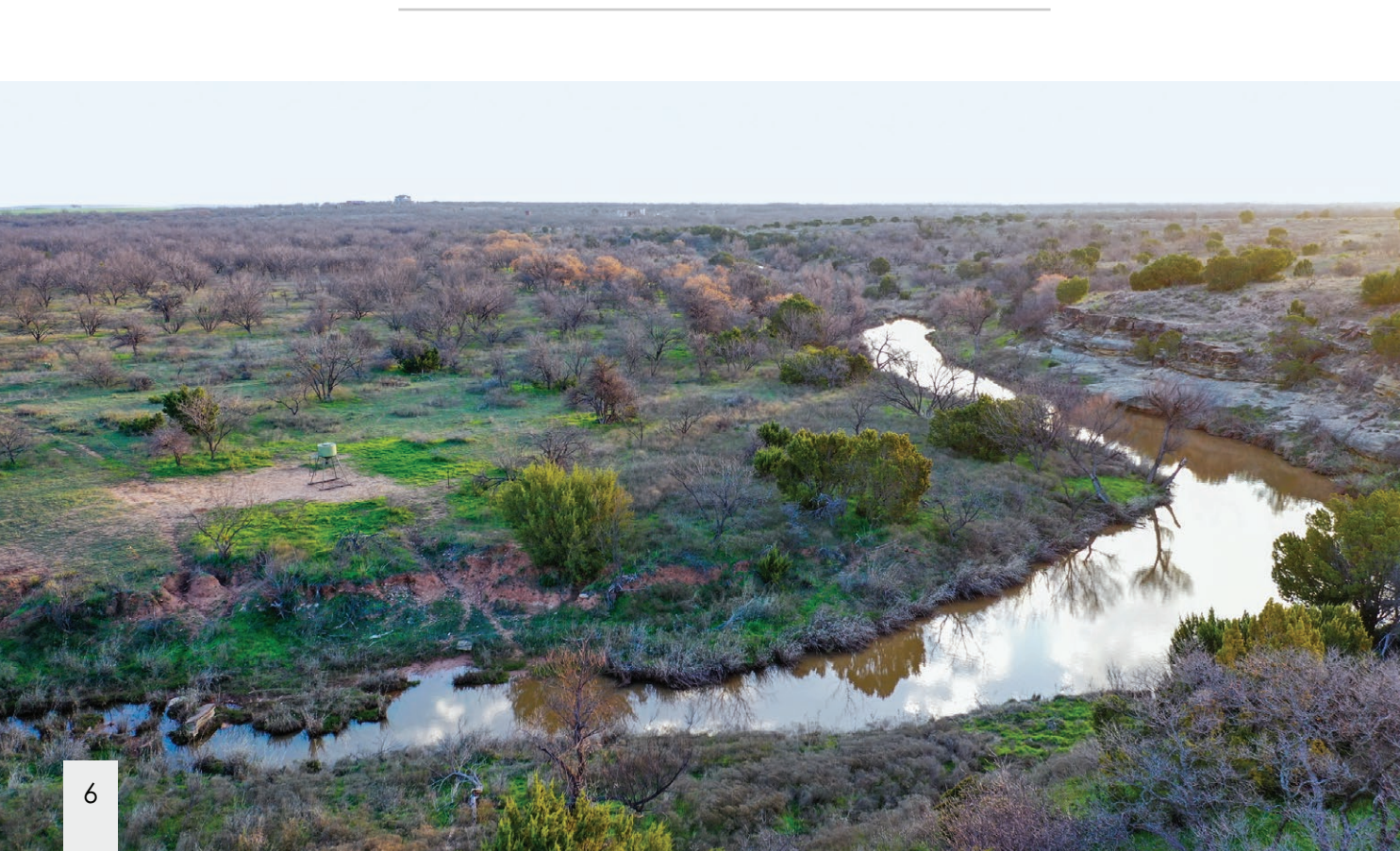
The water features on the Three Rivers Ranch are unsurpassed by any property that we are aware of in this region. In the southwestern portion of the ranch, Hackberry Creek and Ennis Creek converge. Beautiful, naturally sculpted sandstone ledges along the creek offer exceptional recreation areas including fishing and a swimming hole that has water year-round. The creeks are lined with large willows, hackberry, soapberry, wild plum and mesquite trees. Native, wetland grasses flourish. In this area, Ennis Creek has traditionally averaged depths around 10'-12' and reaches widths approaching 20'.

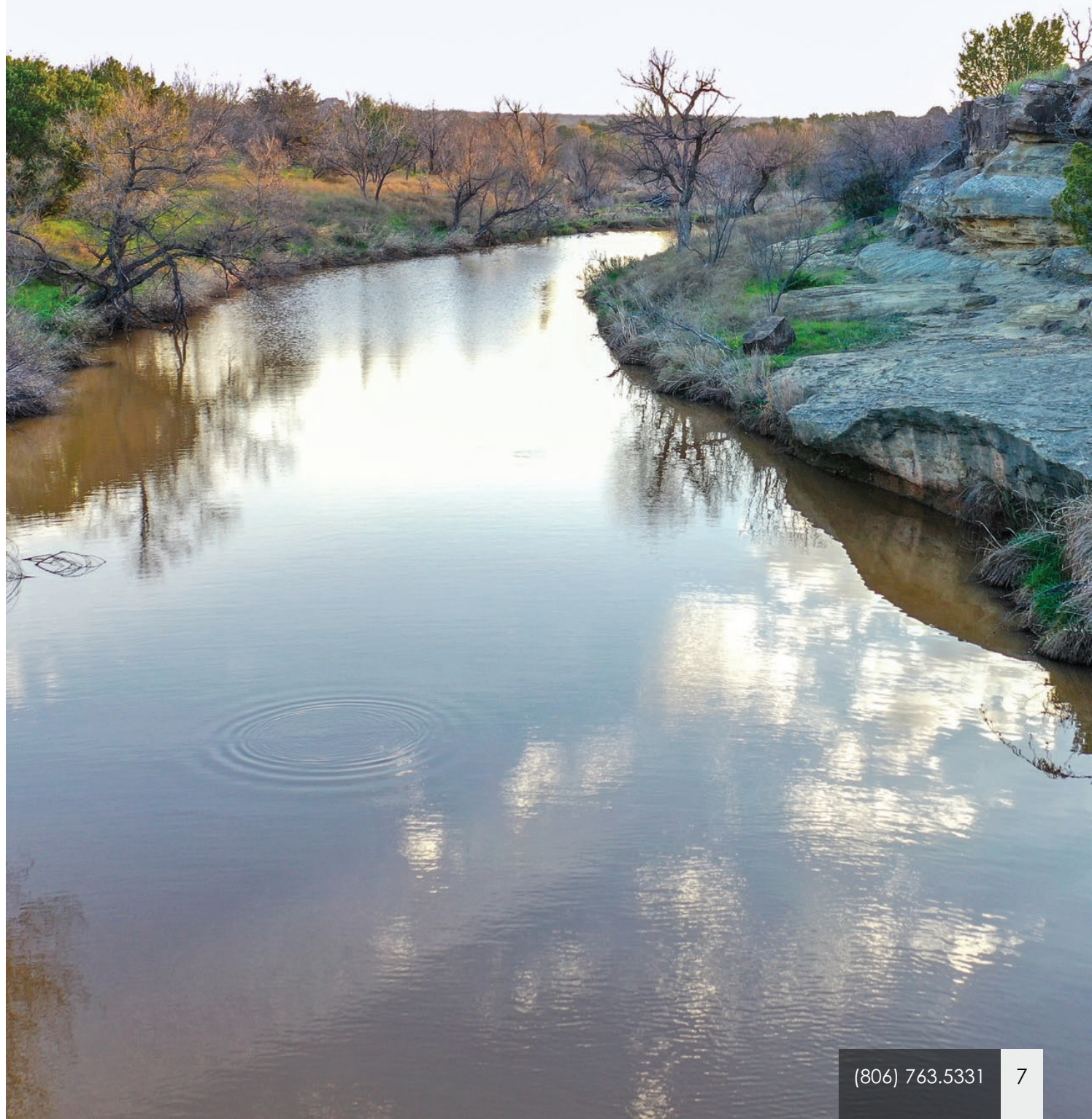
Ennis Creek winds its way throughout the ranch making several sweeping bends. In some areas, the creek is shallow and water flows quickly over sandstone and rocky bottoms, however there are several deep pools where the clear creek water moves along lazily. Ennis Creek traverses the ranch for over 3.25 miles from the western side of the property where there is another confluence with Lloyd Creek, which enters the property from the south. This scenic area offers beautiful hillsides and large tree cover with exceptional grass turf.

Ennis Creek continues flowing in a northeastern direction for nearly another two miles to the far eastern boundary of the property, where there is another convergence with Salt Springs Creek. This ephemeral stream crosses the northeastern portion of the ranch for over one and a half miles and has a rocky and often steep bank. Mesquite and juniper are more common in this portion of the property and soils are generally shallower.

Aside from the tremendous amount of live and seasonal creek water throughout the ranch, there is also an abundance of sub-surface water. There are currently three water wells drilled and equipped on the ranch, with one servicing the structural improvements.

Two earthen ponds are located in the northeastern portion of the ranch and there are several areas additional dams could be constructed, if desired.







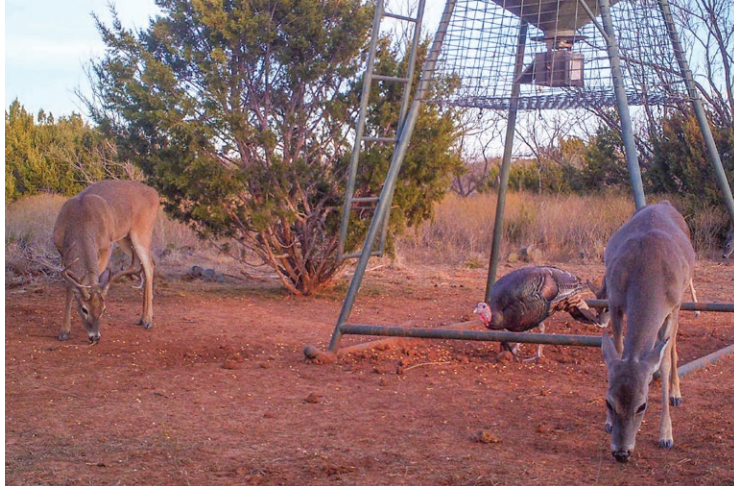


Hunting • Wildlife • Recreation

The Three Rivers Ranch was game fenced approximately 4 years ago. While it is common practice to introduce genetics into a newly game fenced property, the family elected to continue to manage the native deer herd.

A good population of heavy antlered, mature whitetails freely roams the property along with flocks of turkey and quail. Migratory birds including dove, geese and sandhill crane are common, as are predators and varmints.











Improvements

The 6,000 ± square foot lodge serves as the main residence on the property. This structure was constructed in 1902 and has absolutely stood the test of time. The architecture is stunning with a two-story wrap around porch, large columns, and inviting entryways. The interior features woodwork throughout including oak panel walls, beamed ceilings, built-in cabinetry along with hand carved staircase. With five bedrooms and three baths, there is plenty of room for a large gathering.

Near the lodge stands a well equipped 6,000 ± square foot barn/shop with approximately 4,000 ± square foot of covered patio, perfect for storing toys, entertaining, or working on large projects. The shop is outfitted with a modern kitchen with a built-in bar and large bathroom complete with tile shower.



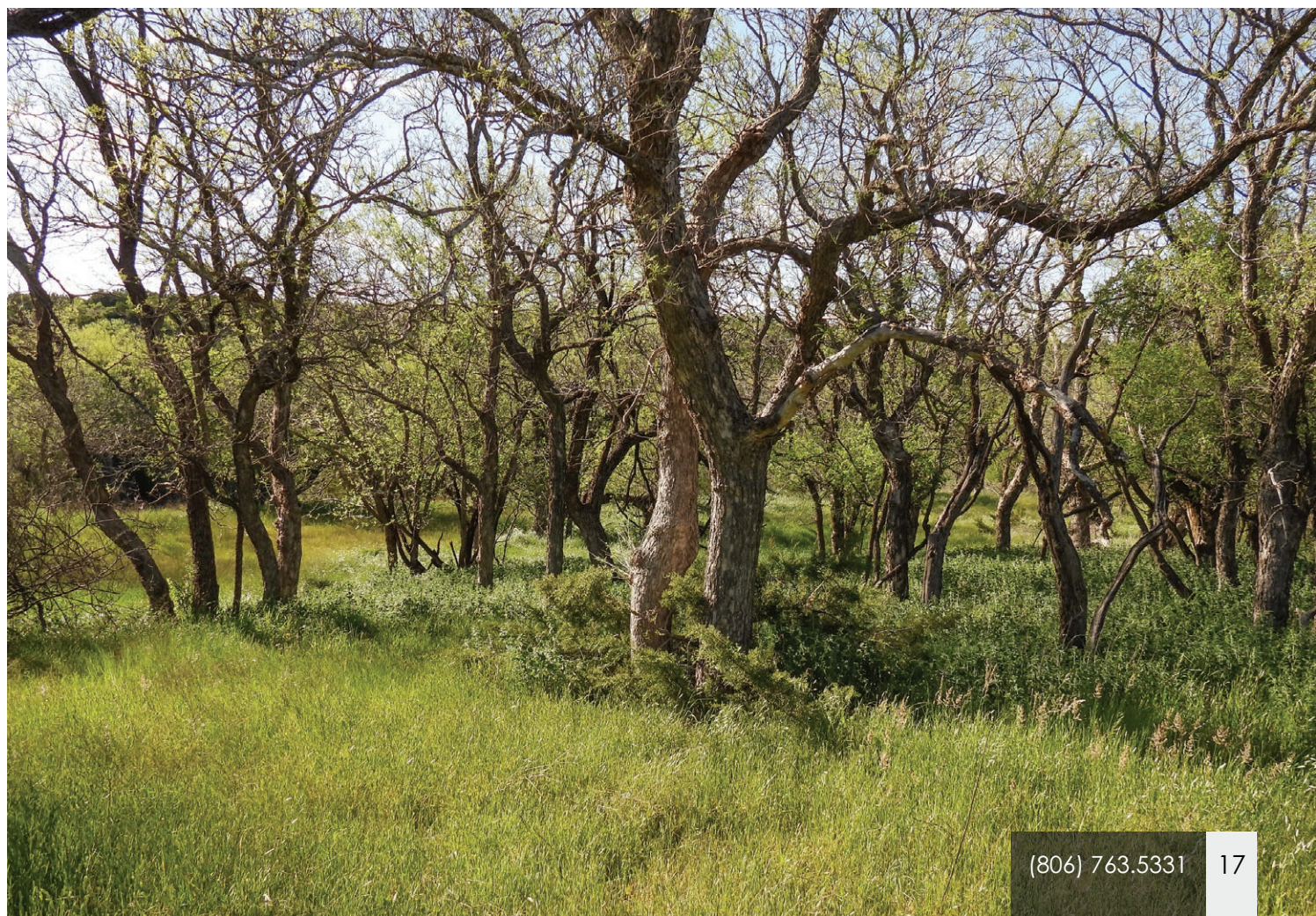
Minerals

The current family ownership owns all of the minerals on the ranch. Offered with the sale of the ranch is 1/2 of the minerals, including current production, along with 50% of the executive leasing rights. In addition, there is currently a wind farm under construction and the owners of the ranch have executed a 30 year wind energy lease. Towers are being installed, and once complete the ranch will have a dozen new wind towers, all located on the northern portion of the property.

Over the course of the previous seven years the ranch has averaged an annual income of around \$300,000 in revenue derived from oil production, with an average of over 10,000 barrels of oil produced from the property annually in this seven-year period.

The newly executed wind energy lease has a minimum guaranteed payment of just under \$145,000 per year. Copies of the wind energy lease are available as well as information pertaining to mineral royalty income.







Price • Remarks

With the miles and miles of gorgeous clear creek water flowing through the property, abundance of panoramic views and productivity that this property affords, the Three Rivers Ranch is very realistically priced at \$8,450,000. Property taxes are reasonable, being approximately \$7,500/year.

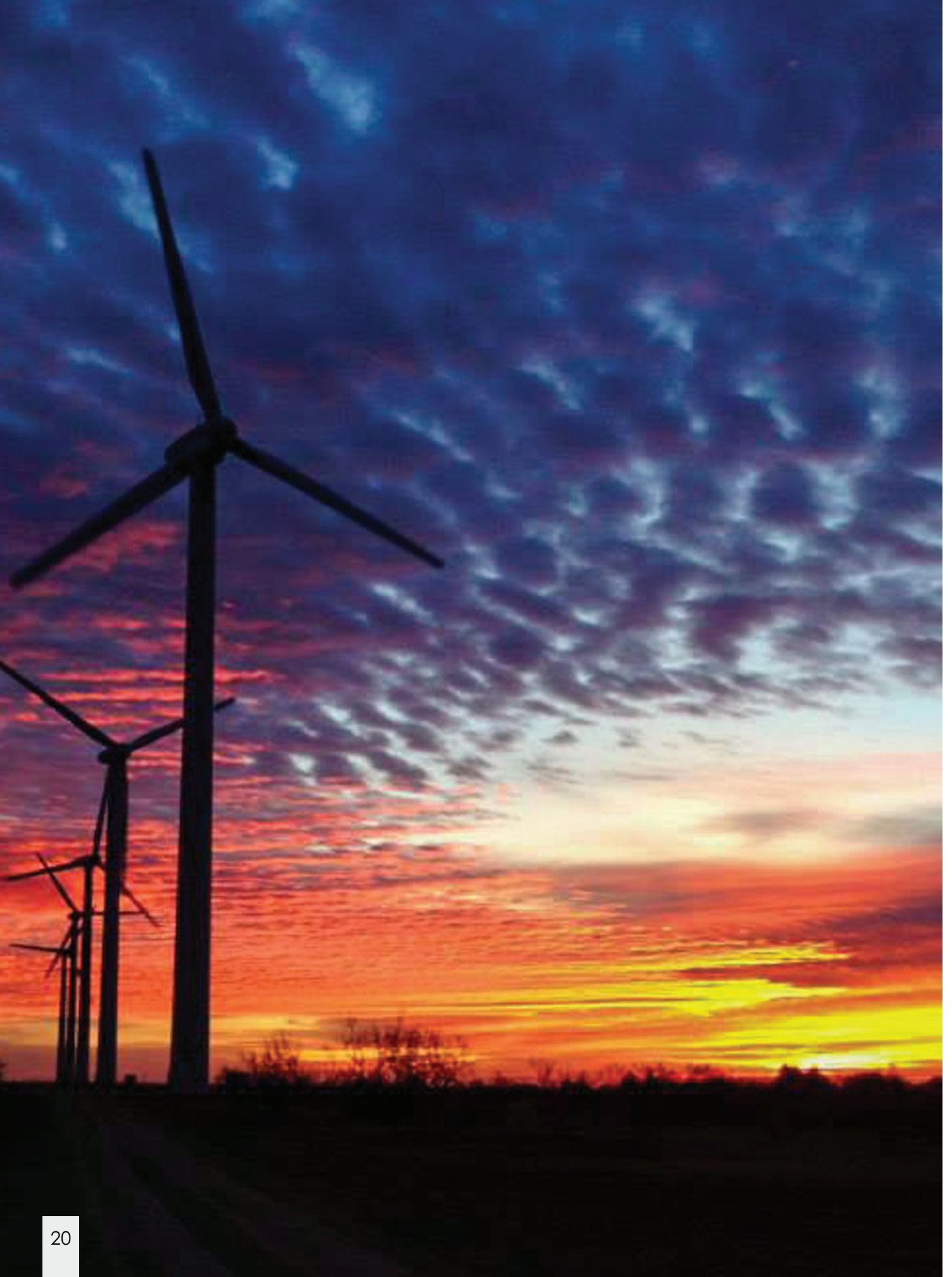
You could wear out a brand new pickup looking for a ranch that has more to offer than this one does, and likely never find a better deal. Substantial income and potential for further oil and gas development, a guaranteed wind energy royalty, outstanding ranching along with recreational appeal and more live water than you can imagine make the Three Rivers Ranch a rare find.

This ranch is clean, without trash and debris, which is often common on properties that have the long history this one has.

From Charlie Middleton: One thing that appeals to me personally is that all of the wind towers will be constructed on the northern 1/2 of the ranch where the large cultivated field is located, seemingly far away from the better recreation portion of the ranch. Ennis Creek and the additional watersheds that influence it are located on the south 1/2 of the ranch, giving this property the feel of two separate ranches.

For more information or to schedule a showing, contact Charlie Middleton at (806) 786.0313







Post

Three Rivers Ranch



Snyder

Lake J.B. Thomas



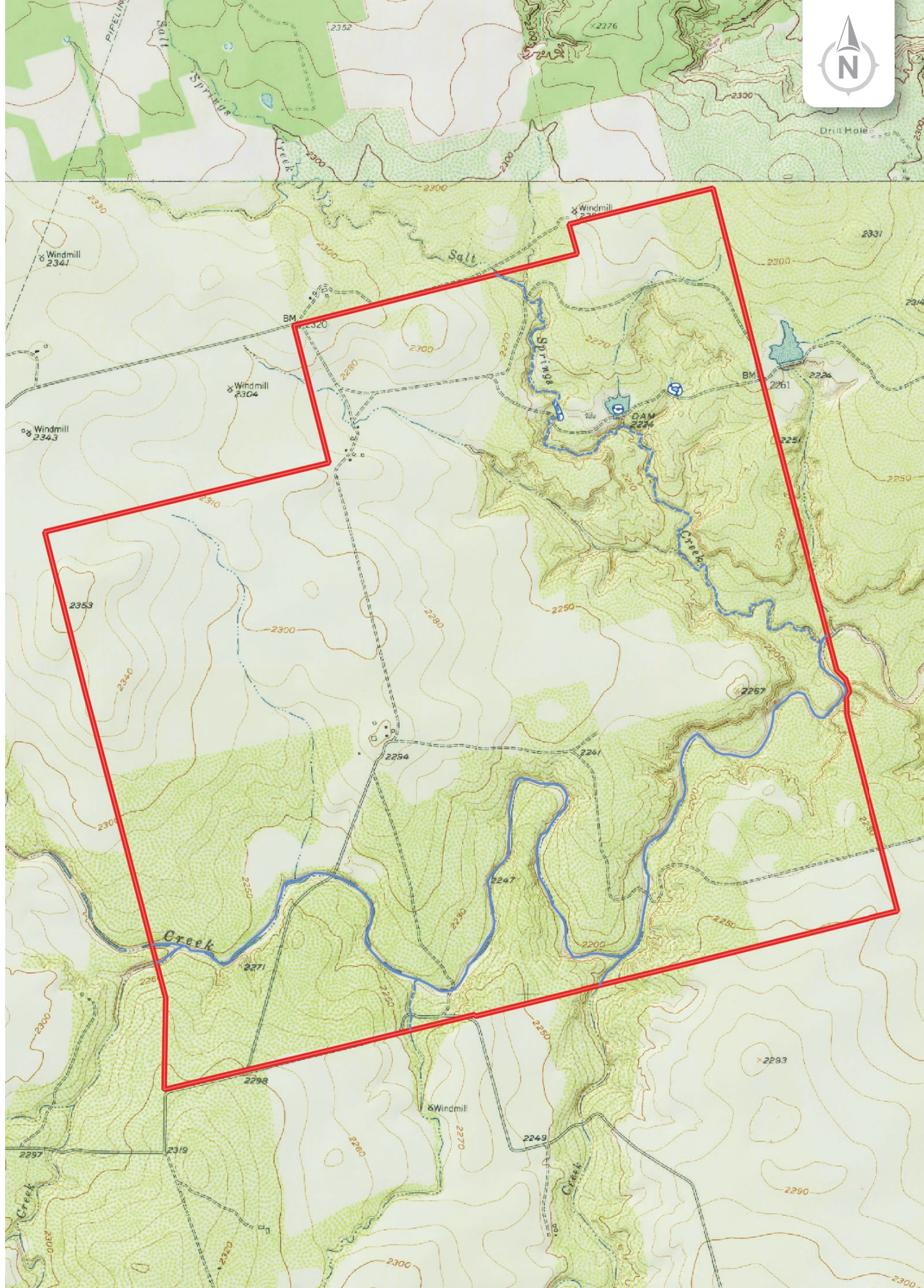
COUNTY RD 1117

COUNTY RD 1116

COUNTY RD 1116

COUNTY RD 1116

32.8466, -100.8418



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Charlie Middleton

Associate Broker
Real Estate Sales Agent

(806) 786.0313
charlie@csmansion.com

(806) 763.5331

chasmiddleton.com



YouTube

